

# Clinton MO - Gerhart Industrial Park Lots 6,7,8 & 9 (22.4 acres

+/-)

MO Hwy 7 North | Clinton, MO | US | Henry County

Available Acres: 22.4 | Sale Price: \$25,000



Zoning:	Industrial-Light
Topography:	Flat slight rolling
Adjacent Available Acres:	37 Acres
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	1465' X 665'
Sale Price:	\$25,000
Sale Price Note:	\$25,000 / acre
Last Updated:	Apr 15, 2025

## Site Certification Information

Certified Site Status: Yes

Certified Site: [Missouri Certified Site Program](#)

## Economic Development Contact

Mark Dawson, CEcD  
Greater Clinton Chamber of Commerce  
200 S. Main Street  
Clinton, MO 64735  
(660) 492-6344 | [mark@clintonmo.com](mailto:mark@clintonmo.com)

## Property and Area Description

GIP is a city-owned development located on 4-lane MO Hwy. 7. Gas, electric, and sewer are available in the park. Fiber optic is also available. Land price is negotiable and will be based on job creation, pay scale, and capital investment. GIP is home to a \$60.5 million package printing facility for Transcontinental Packaging. Recent company locations under construction include: Parks Cabinets 33,000SF Manufacturing Facility, Cook Auction 30,000SF Rehab Facility for Agricultural Equipment TC announced in June, 2022 plans for a 65,000SF expansion of their flexible packaging line and acquired the 30,000 SF Spec building. Project created 50 more jobs. The new TC facility is 195,000SF and was completed in early 2024. Sherman Plumbing and Heating has acquired a site for their new 17,000SF service center in 2023 and completed the facility in early 2024 . .

## Population

	<b>13,173</b> 10 Mile Radius	<b>32,126</b> 20 Mile Radius	<b>97,663</b> 30 Mile Radius
--	---------------------------------	---------------------------------	---------------------------------

Source: ESRI®, 2024

## Households

	<b>5,621</b> 10 Mile Radius	<b>13,534</b> 20 Mile Radius	<b>39,235</b> 30 Mile Radius
--	--------------------------------	---------------------------------	---------------------------------

Source: ESRI®, 2024

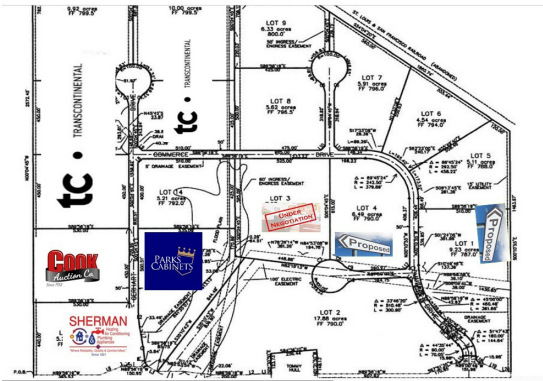
## Transportation

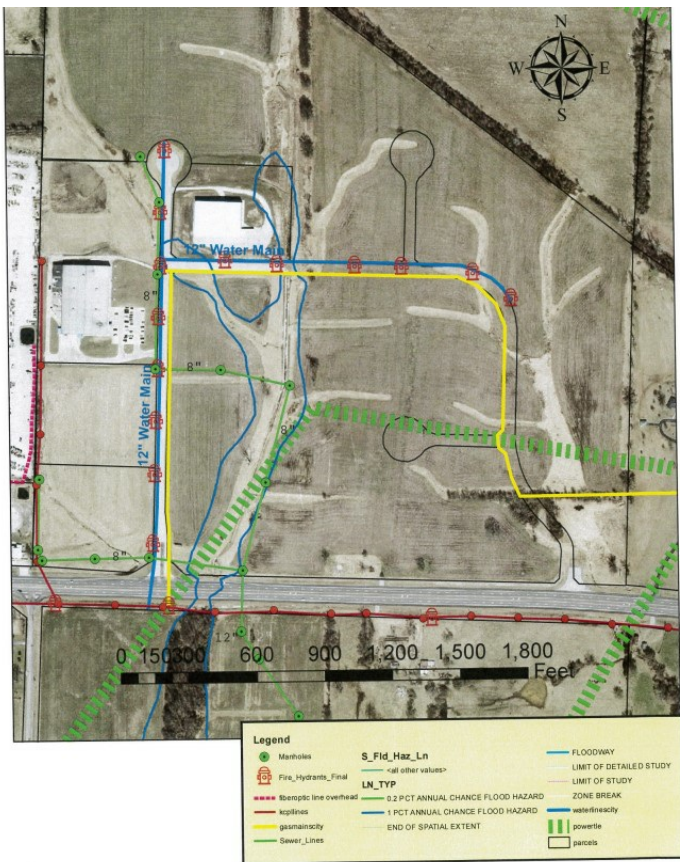
Nearest Highway: MO Hwys. 7, 13 (0.10 mi.)  
Nearest Interstate: I-49 (35.00 mi.)  
Nearest Airport: Clinton Regional Airport (4.00 mi.)  
Nearest Commercial Airport: Kansas City International Airport (90.00 mi.)  
Rail Served: No  
Rail Served By: Other  
Rail Infrastructure in Place: No

## Utilities

Electric: Everygy  
Natural Gas: Liberty Utilities  
Water: Henry County Water Co.  
Sewer: City of Clinton

Property Images





Mark Dawson | Economic Development Director | Greater Clinton Chamber of Commerce  
 200 South Main Street | Clinton, MO 64735 | (660) 492-6344 | mark@clintonmo.com