

# 1301 Industrial Park



1301 INDUSTRIAL PARK DR, MOUNTAIN GROVE, MO 65711

COVER PAGE

For Sale



For more information please contact:

**David Havens**

Senior Broker

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://www.jaredcommercial.com)



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EXECUTIVE SUMMARY

For Sale



## OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	133,433 SF
Lot Size:	7.4 Acres
Price / SF:	\$8.99
Zoning:	Industrial
Market:	Mountain Grove, MO

## PROPERTY OVERVIEW

Property sold As Is, Where Is.

## PROPERTY HIGHLIGHTS

- -Close proximity to highway 60.
- -90,000sqft warehouse clean and good condition
- -Ceiling Peak Heights 24' 6" in 90,000sqft area
- -Column Width 24'6"
- -Multiple overhead doors dock high/drive in
- -Both Sides Sprinklered
- -Railroad Spur could be extended to service the building

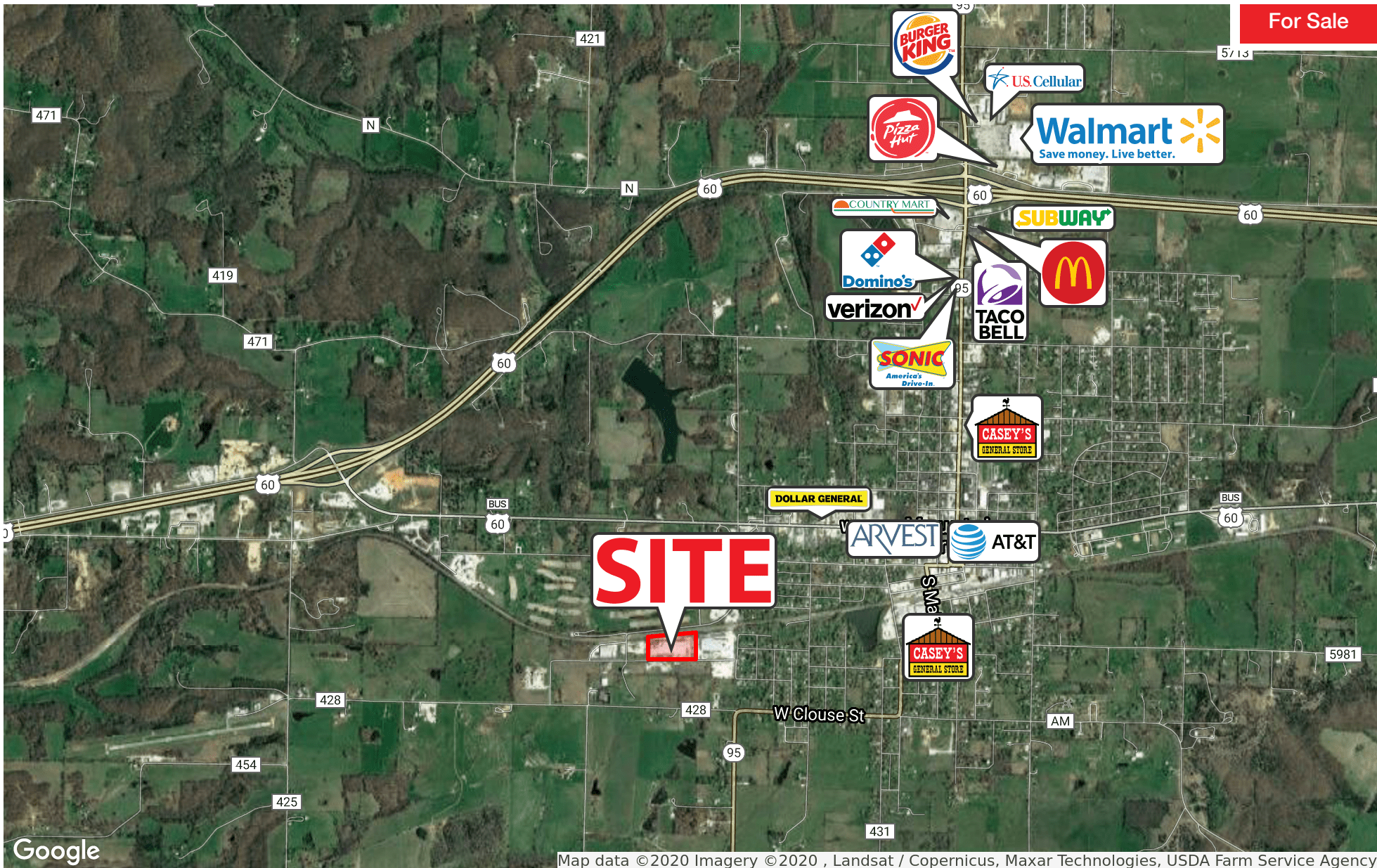
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RETAILER MAP

For Sale



Google

Map data ©2020 Imagery ©2020, Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

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ADDITIONAL PHOTOS

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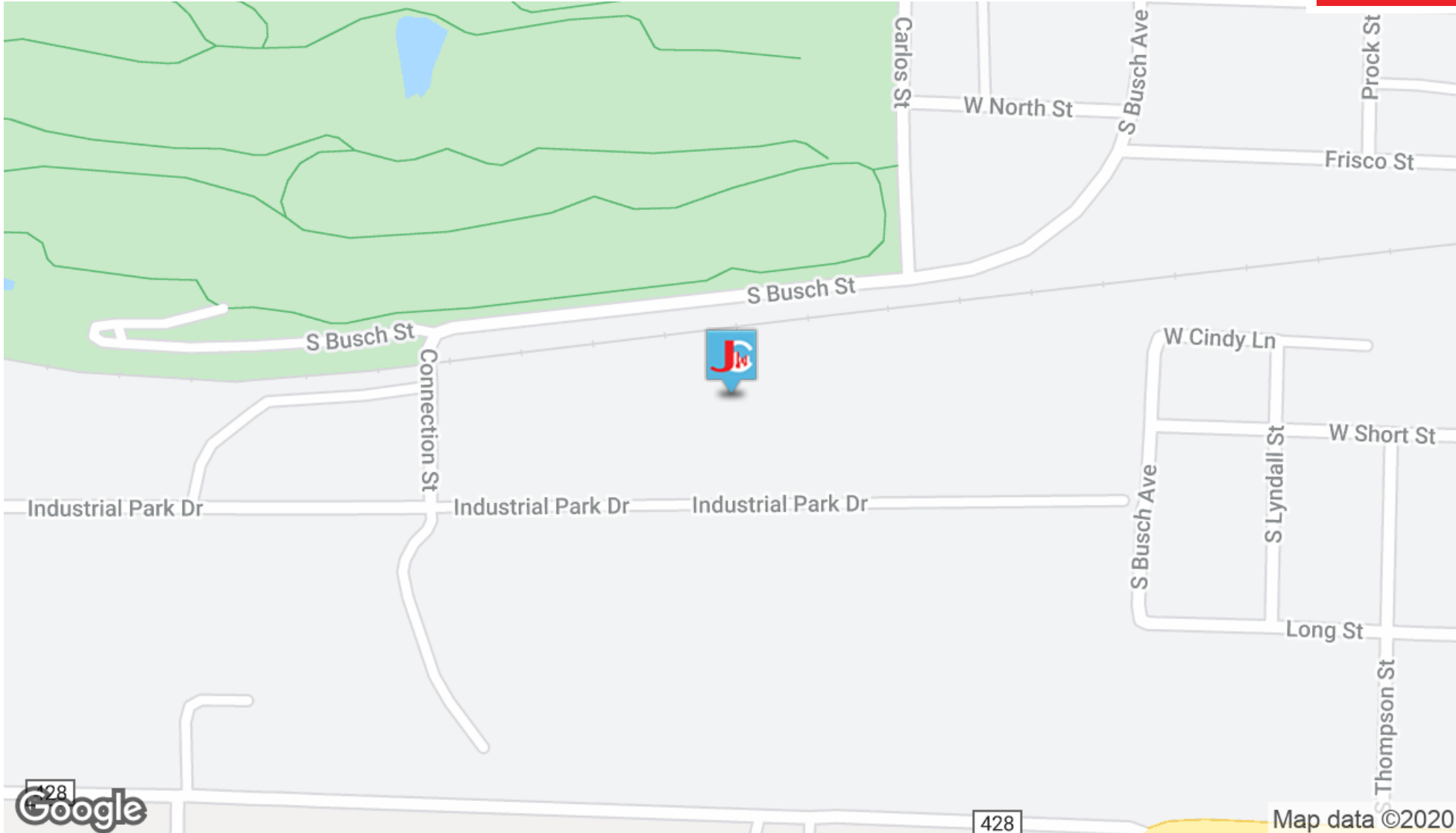
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LOCATION MAPS

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## DEMOGRAPHICS MAP & REPORT

**For Sale**

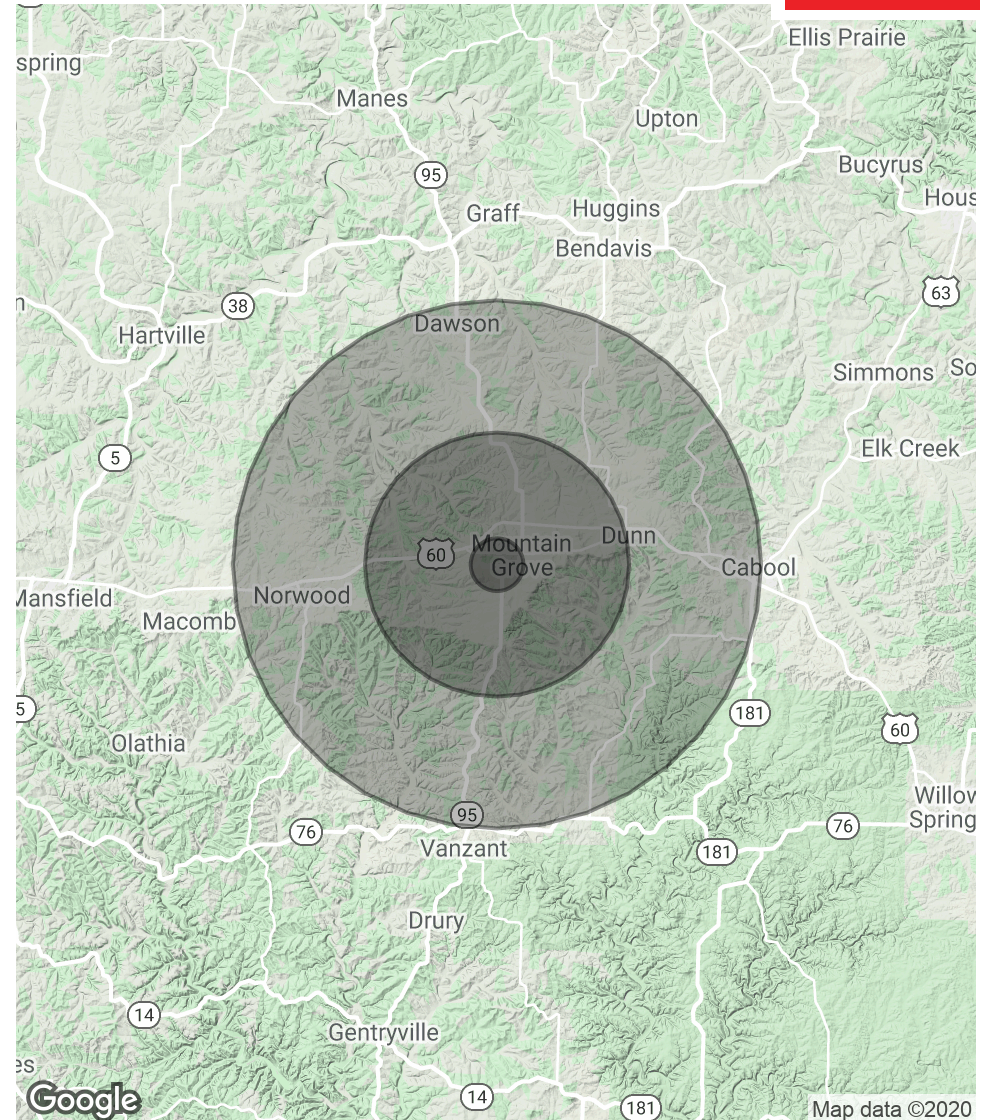
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	424	5,807	12,422
Average age	35.8	36.7	38.4
Average age (Male)	36.6	37.3	38.9
Average age (Female)	34.3	35.6	37.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	175	2,360	4,946
# of persons per HH	2.4	2.5	2.5
Average HH income	\$37,567	\$38,184	\$39,259
Average house value	\$106,597	\$107,153	\$108,368

\* Demographic data derived from 2010 US Census





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**DAVID HAVENS**

Senior Broker

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MO #2015037234

**EDUCATION**

Bachelors Degree in Business Administration from University of Northern Colorado.  
Entrepreneurship Certificate from University of Northern Colorado  
CCIM Candidate  
Missouri and Colorado Real Estate License  
Business Brokerage Certificate- VR

**MEMBERSHIPS**

CCIM, ICSC, NAR, MAR.

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