

For Sale or Lease

710 W. Kathryn Street

Nixa, MO 65714

Contact – Bart 417-860-6096

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- 10,000 sqft Warehouse Building on 1.2 acres
- 950 sqft Office Space with Restroom and Kitchen
- M-1 Light Industrial Zoning
- Loading Dock with 10' x 10' Door
- Two 14' wide x 12' tall Bay Doors
- 15' High Walls with 18' Center Height
- 8' High Corrugated Steel Panel Interior Walls
- Fully Insulated and Heated
- 4" Concrete Floors (4000 psi)
- LED Lighting in Warehouse
- Warehouse Restroom
- 600 Amps of 480v Electricity – 3 Phase
- 600 Amps of 220v Electricity – 3 Phase
- No Sprinkler System
- Extra Land for Development and Expansion
- Purchase Price \$950K
- 1 Year Triple Net Lease for \$8,500/month