



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Expansive Commercial Property for Sale - Camden County

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PROPERTY ADDRESS:

1975 St. Rd NN
Climax Springs, MO 65324

PRICE: \$649,000

ACRES: 20±

COUNTY: Camden

PROPERTY HIGHLIGHTS:

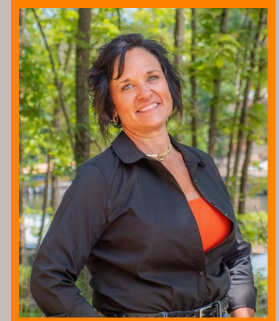
- 15,000 sq ft building with a covered lean to with concrete floors
- 3 phase electricity
- easy access for big trucks from a paved road
- concrete loading dock
- room to expand
- manufacturers dream
- wet weather creek
- abundant wildlife

PROPERTY DESCRIPTION:

Welcome to an extraordinary opportunity at 1975 State Rd NN, Climax Springs, Missouri. This property features a 15,000 sq ft commercial building on approximately 20 acres, ideal for various business ventures. Equipped with 3-phase electricity, a concrete loading dock, and a lean-to with a concrete floor, this facility is perfect for manufacturing and warehousing.

The land includes a wet weather creek and is home to diverse wildlife, offering a serene business environment. The property has easy access for large trucks from the paved road, enhancing logistics operations. With ample room for expansion, this site can accommodate additional buildings, parking, or storage.

The possibilities are endless: manufacturing, warehousing, agricultural business, or even an event venue. This strategic investment offers significant growth potential in a prime location. Don't miss out on this unique opportunity.



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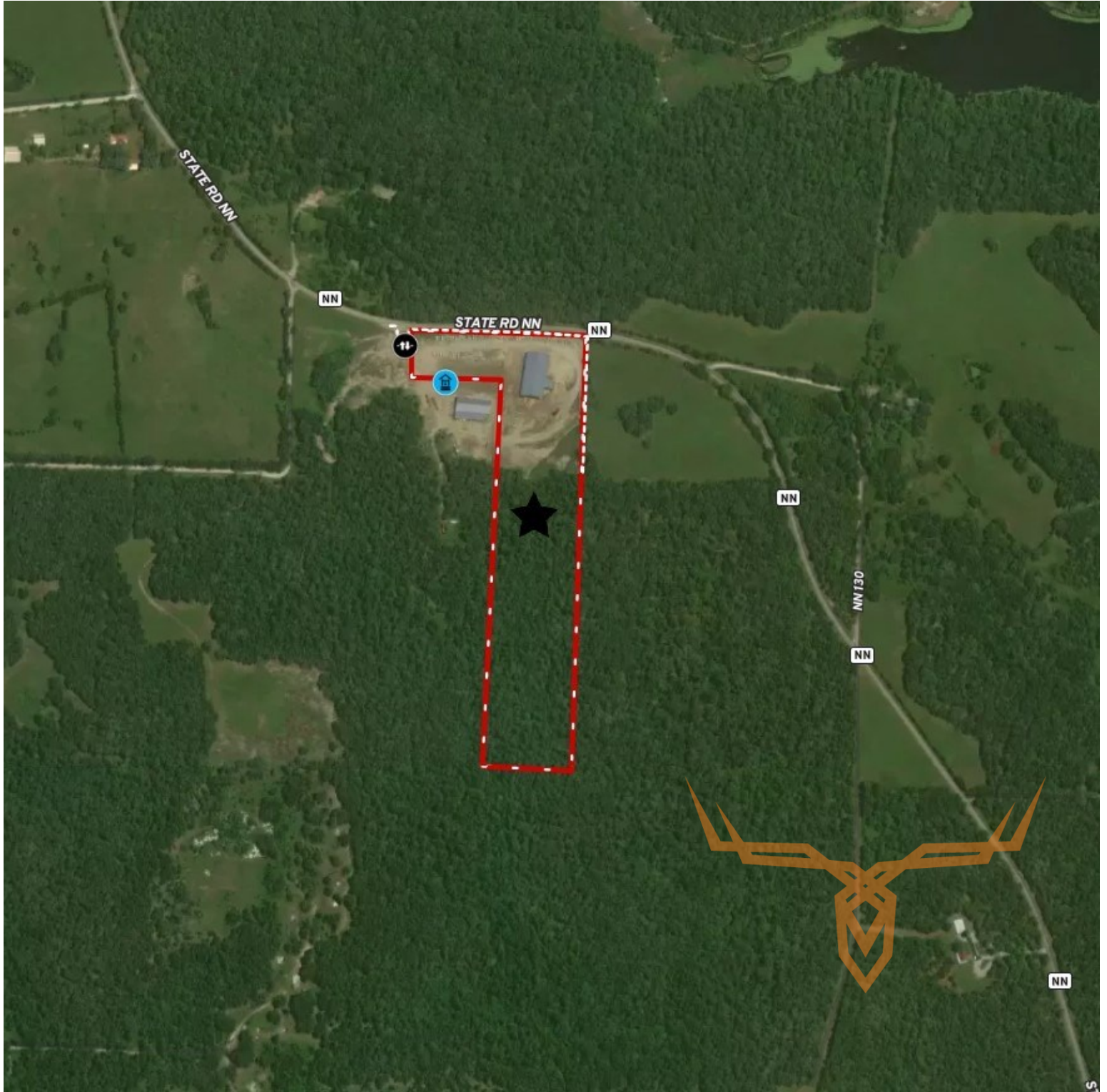
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TROPHY
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal