

FOR SALE

# 5,600 SF WAREHOUSE IN MARSHFIELD

501 MCNABB ROAD

Marshfield , MO 65706

PRESENTED BY:

JACK RANKIN

O: 417.860.9951

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$370,000
<b>BUILDING SIZE:</b>	5,600 SF
<b>LOT SIZE:</b>	3.32 acres
<b>PRICE / SF:</b>	\$66.07
<b>MARKET:</b>	Marshfield

## PROPERTY OVERVIEW

Thank you for viewing this 5,600 sf warehouse facility on 3.32 acres, located at 501 McNabb Road in Marshfield, Mo. The property is in Marshfield's most prominent industrial park, near the intersection of Interstate 44 and Highway 38 in Marshfield city limits. Currently operating as a baseball facility, this property comes with one office, a break room, mezzanine for storage, and three bays, each with a 7ft, 10ft, and 8ft door respectively. Building also has one 10ft dock high door at the southeast end, perfect for shipping and receiving. Currently owner occupied until April 1st, 2022. Please contact the listing agent for more information or to set up a showing.

## PROPERTY HIGHLIGHTS

- Quick access to I-44
- Marshfield City Limits
- Owner Occupied until April 1, 2022

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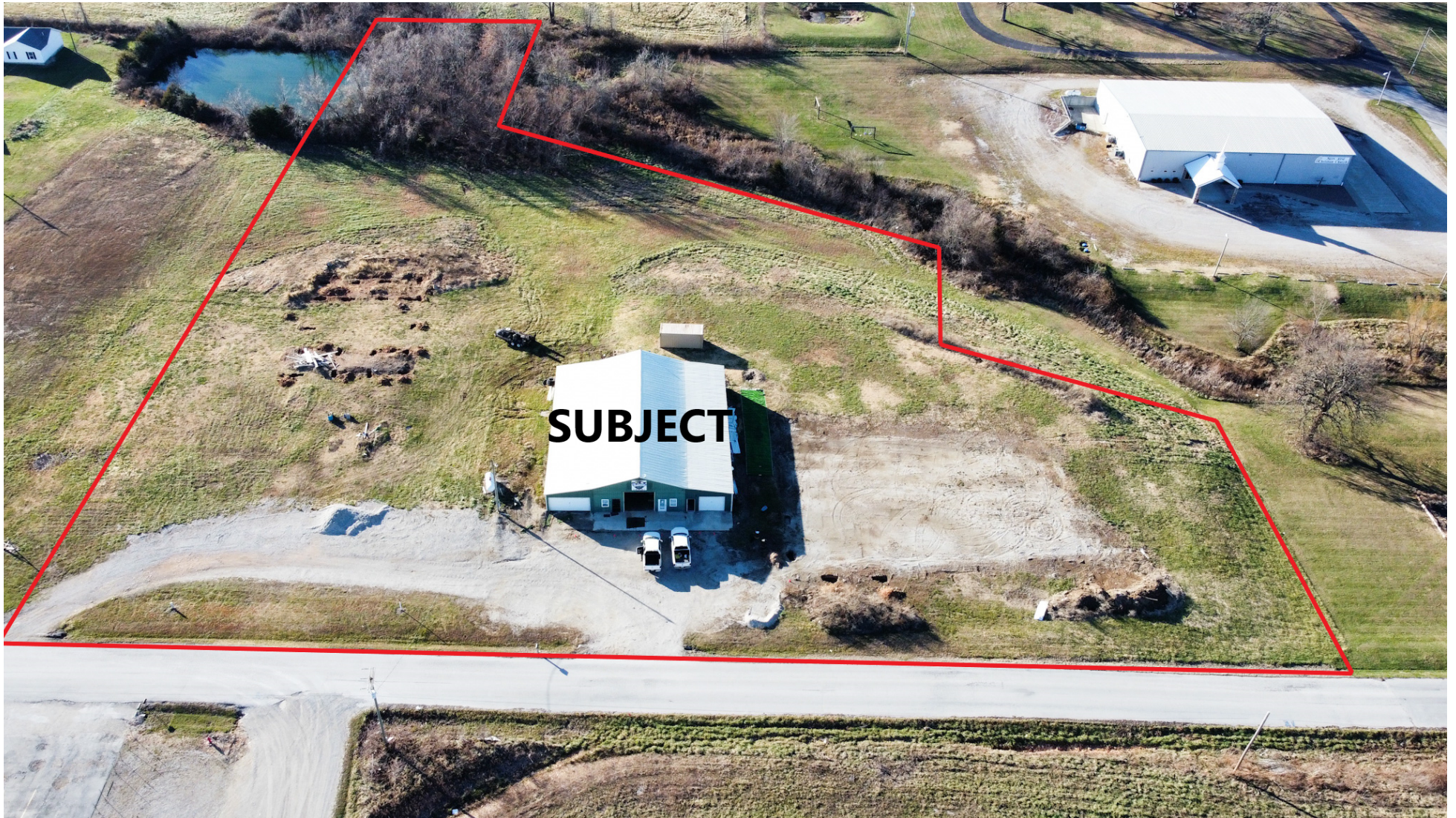
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## JACK RANKIN

Associate Advisor

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**Direct:** 417.860.9951 | **Cell:** 417.860.9951

### PROFESSIONAL BACKGROUND

Jack is a recent graduate from Drury University in Springfield, MO, with a bachelor's degree in business management. Since completing school, Jack has gained extensive market knowledge and is dedicated to helping his clients buy, sell, and lease many different product types in the state of Missouri including office, retail, land, and industrial properties.

### EDUCATION

-Graduated from Drury University

### MEMBERSHIPS

- Springfield Chamber of Commerce
- Springfield Board of Realtors
- The Network

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