



Listings as of 01/15/2019 at 12:47 PM

## Client Detail Report

Property Type: **Commercial & Indr.**

**211 Martingale Dr, Conway 65632**

L Price: **\$1,350,000**

MLS #: **19002851** Status: **Active**

County: **Laclede**

Area: **Southwest LAC**

Muni/Twp: **Conway**

SubD: **Not in a Subdivision**



C Type: **Commercial Land, Industrial Land, Retail**  
 Zoning: **None**  
 Taxes Pd: **\$4,667**  
 Tax Yr: **2018**  
 Type: **Commercial & Indr.**  
 Lic Sell: **Designated Agent**  
 Poss: **At Closing**  
 Offering: **Sale**

### General Property Information

Dual Age: **Yes** CDOM: **0**  
 Sqft: **32720 (Owner)**  
 Lot Acres: **54.500 ac** Lot Dim: **54.5 Ac**  
 Lot SF: **2,374,020 (County Records)**  
 Lic Sell: **Designated Agent**  
 Cross St:

# Bldgs: **1** # Stories: **1**  
 Sqft Bldg: Sqft Off:  
 PLDA Prk: PLDR L Dk:  
 Cng Hght: **24** Prk Spc:  
 # Drive Dr: Bldg #/L:  
 Int Walls: **Combo, Paneled, Other Interior Walls**  
 Paved Dm:  
 Conditions: **Unknown**  
 Roof: **Metal**  
 Water: **Well**  
 Sewer: **Lagoon**  
 Exterior: **Metal or Steel**  
 Cooling: **1 Window**  
 Bldg Heat: **Hot Water/Steam**  
 Lse Trms: **None**  
 Sale Inc: **Land/Building & Bus**  
 Bldg Type: **1 Story, Freestanding, Industrial, Manufacturing, Warehouse**  
 Cur Use: **Manufacturing, Other, Retail, Warehouse**  
 Pot Use: **Automotive, Garage, Manufacturing, Office Showroom, Retail Operation, Service Center/Wrhs**  
 Spec Dsc: **No Exemptions**  
 Construct: **Pre-Fab**

### Details

# Docs: 1st FI SF:  
 Sqft Rtl: 2nd FI SF:  
 PLDR # Drs: PLDR Rail:  
 Apx Rd Fr: **2,200.00**  
 Unit #/L:  
 Utilities: **Electric**  
 Electric: **Single Phase**  
 Bldg Fuel: **Propane**  
 Land Info: **Additional Available**  
 Water Mn:  
 Sewer Mn:

Presented By: Adam Jokisch Phone: 618-530-8751

Featured properties may not be listed by the office/agent presenting the brochure.

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211 Martingale Dr, Conway 65632

MLS #: 19002851

Location: **High Traffic, Hwy/Interstate Frntg, Other, Rural**  
Rd Access: **County Road, Interstate/US Hwy., Outer Road Access**  
Prk Desc: **Gravel**  
Op Exp: **Electricity, Maintenance, Property Insurance, Real Estate Tax, Telephone**  
Misc: **Exterior Lighting, Overhead Doors, Wheelchair Access**  
Disclosure: **Sellers Discl. Avail**

<u>Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Building and Office Length/Width</u>
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Mrk Rmks: **Sale will include 32,720+/- sq. ft. multi-use steel building, 7 parcels selling together totaling 54.5+/- acres, & business with approx. 2,220+/- Sq. Ft. of unobstructed I-44 road frontage. Taxes paid reflects all 7 parcels. Building consists of warehouse, showroom, workshop/manufacturing, & storage space including some elevated storage. There are 3 exterior & 4 interior overhead doors as well as a 14x10x12 paint room with exhaust fan. There are (4) 200 amp circuit breaker panels, 2 wells (only 1 is used), and an 800 gallon hot water boiler. Also included in the sale are 3 on-premise 10 x 40 billboards. Located approx. 30 miles to Springfield,MO & approx. 15 miles to Lebanon, MO. Call today to schedule your private tour.**

Directions: **I-44 to Exit #113 then follow Martingale Drive to Porperty**











