

FOR SALE OR LEASE

82,078 SF MANUFACTURING WAREHOUSE BUILDING

209 West Main Street
Linn, MO 65051

BLOCK

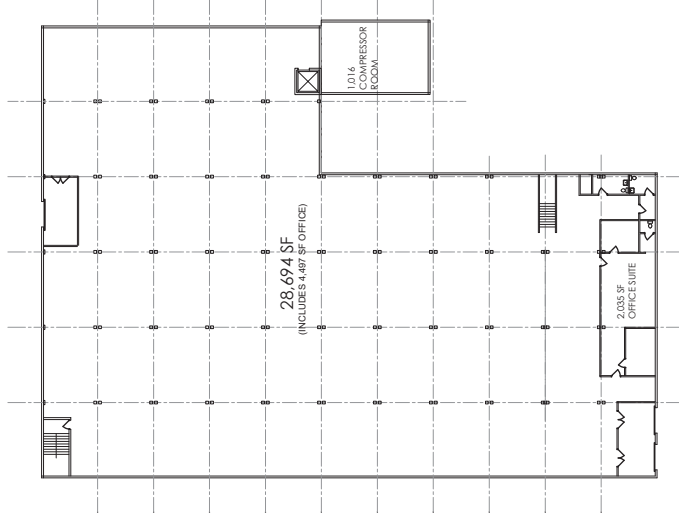
HAWLEY

A BLOCK REAL ESTATE SERVICES AFFILIATE

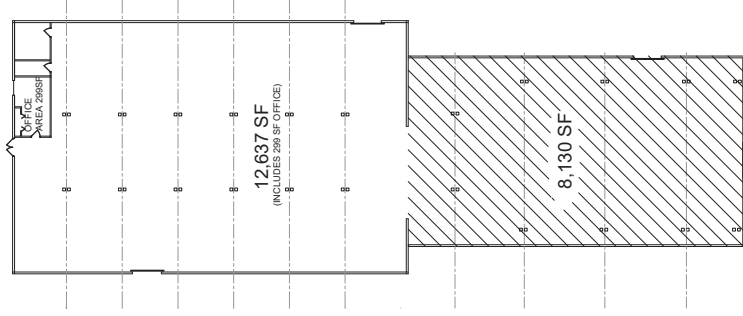
209 WEST MAIN STREET

Linn, MO 65051

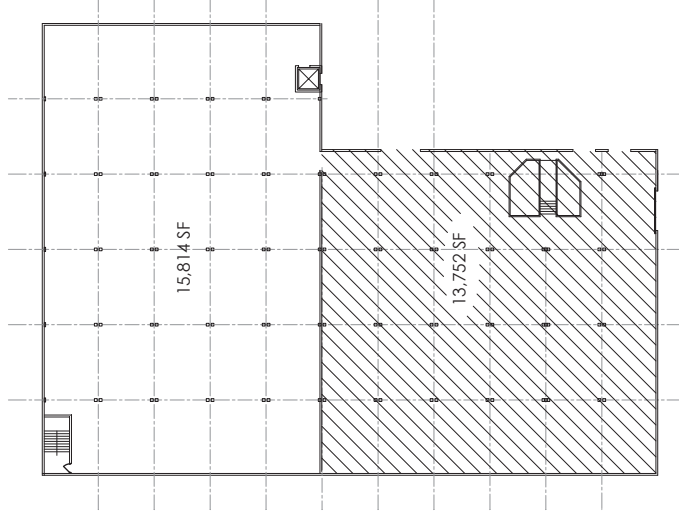
FLOOR PLAN



FIRST FLOOR
28,694 SF Warehouse
1,016 SF Compressor Room



SECOND FLOOR
20,767 SF Ground



SECOND FLOOR
29,566 SF Warehouse

209 WEST MAIN STREET

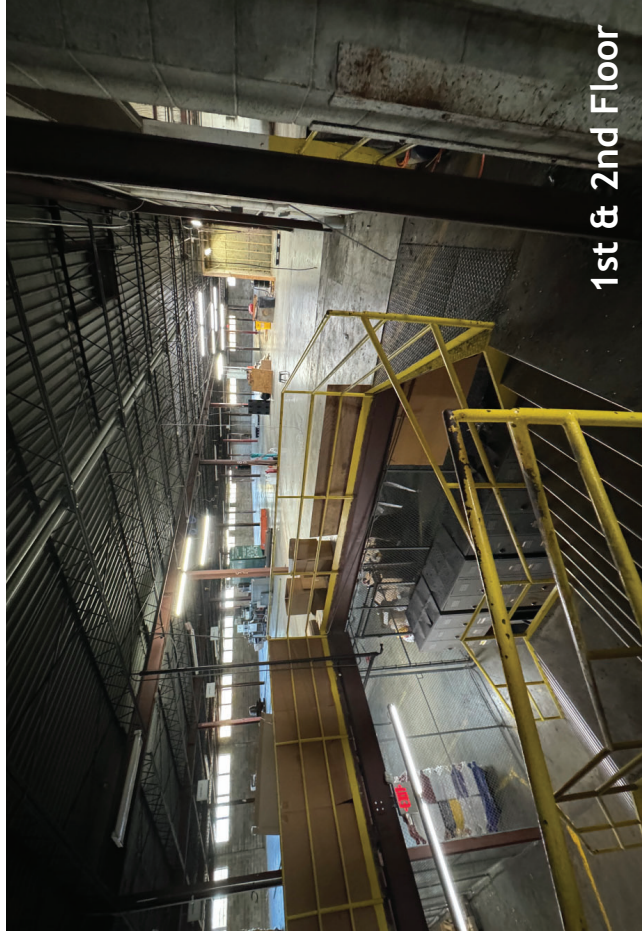
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- 82,078 SF Situated on 2.25 Acres
- Approximately 5,000 SF Office
- 12'-35' Clear High Ceilings
- 3,000 Amps / 480 Volts / 3-Phase Power
- Strip Fluorescent Lights
- 28' x 20' Typical Column Spacing
- Three (3) Dock Doors
- One (1) Large Grade-Level Door



High Bay Space

- Built in 1956
- Freight Elevator
- Built-Up & Metal Roofs
- Concrete & Metal Construction
- Some Airlines Remain
- No Sprinkler System
- 2023 Taxes: \$13,455.53
- Zoned Industrial



1st & 2nd Floor

PROPERTY SPECS

209 WEST MAIN STREET

Linn, MO 65051



**FOR LEASE: \$2.50/SF NNN
FOR SALE: \$1,500,000.00**



HAWLEY

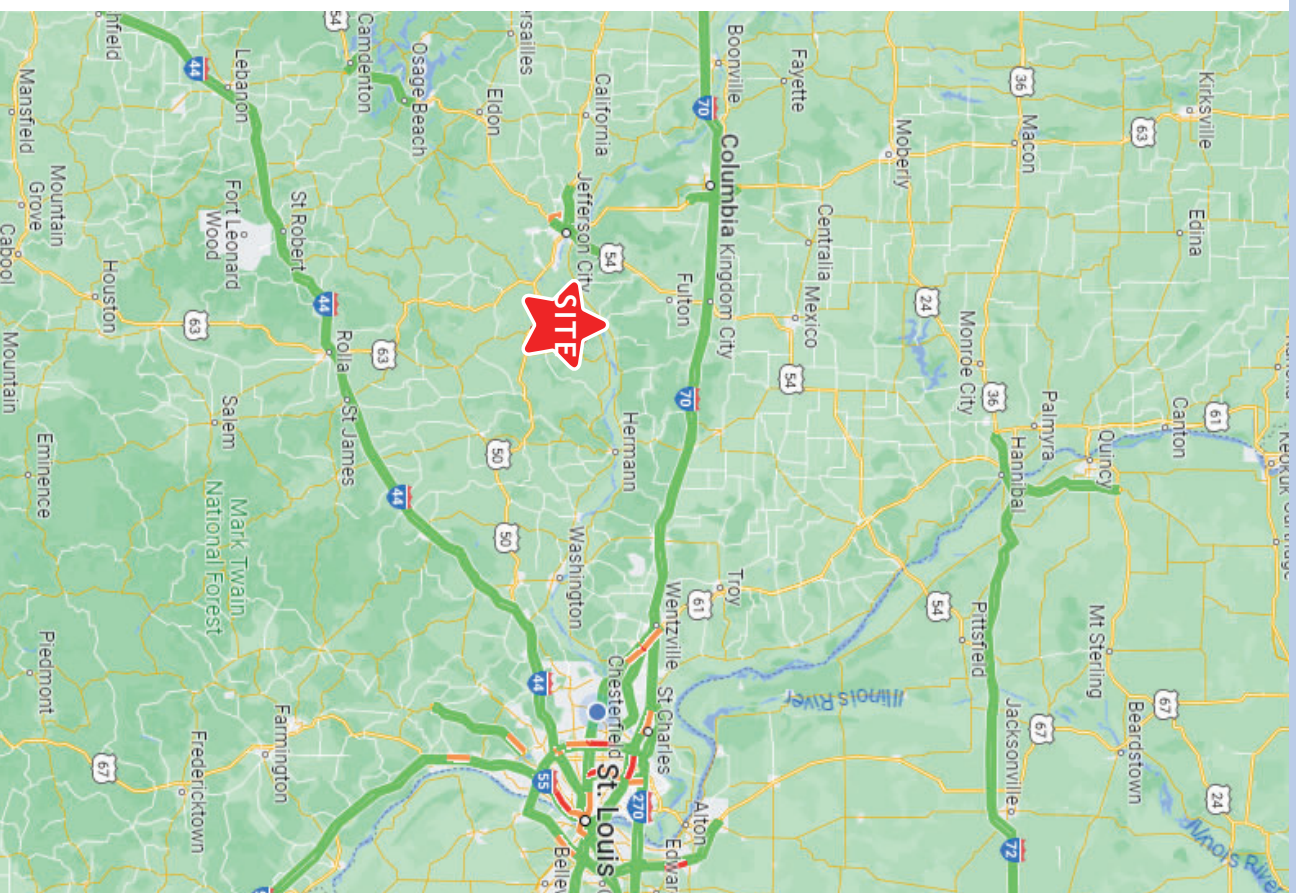
A BLOCK REAL ESTATE SERVICES AFFILIATE

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