

2240 S MAIN ST
CARTHAGE, MO 64836



CARTHAGE WAREHOUSE COMPLEX



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PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 2240 S Main St, Carthage, MO, 64836. This expansive property features a large warehouse, offering ample space for a range of industrial and distribution needs. Situated by a major intersection, the property boasts excellent visibility and easy access, ideal for enhancing business exposure and streamlining operations. With additional acreage available, there is ample room for expansion and customization to accommodate evolving business requirements. Don't miss the chance to secure a prominent and versatile space tailored to meet the unique needs of industrial and warehouse tenants.

PROPERTY HIGHLIGHTS

- Located by Major Intersection.
- Great Visibility & Easy Access.
- Large Warehouse.
- Additional Acreage.

OFFERING SUMMARY

Lease Rate:	\$6 - 10 SF/yr (NNN)
Available SF:	3,760 - 30,205 SF
Lot Size:	2.19 Acres
Building Size:	57,091 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,967	6,618	8,215
Total Population	4,822	18,332	22,721
Average HH Income	\$67,087	\$67,295	\$71,789

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 3,760 - 30,205 SF Lease Rate: \$6 - \$10 SF/yr

AVAILABLE SPACES

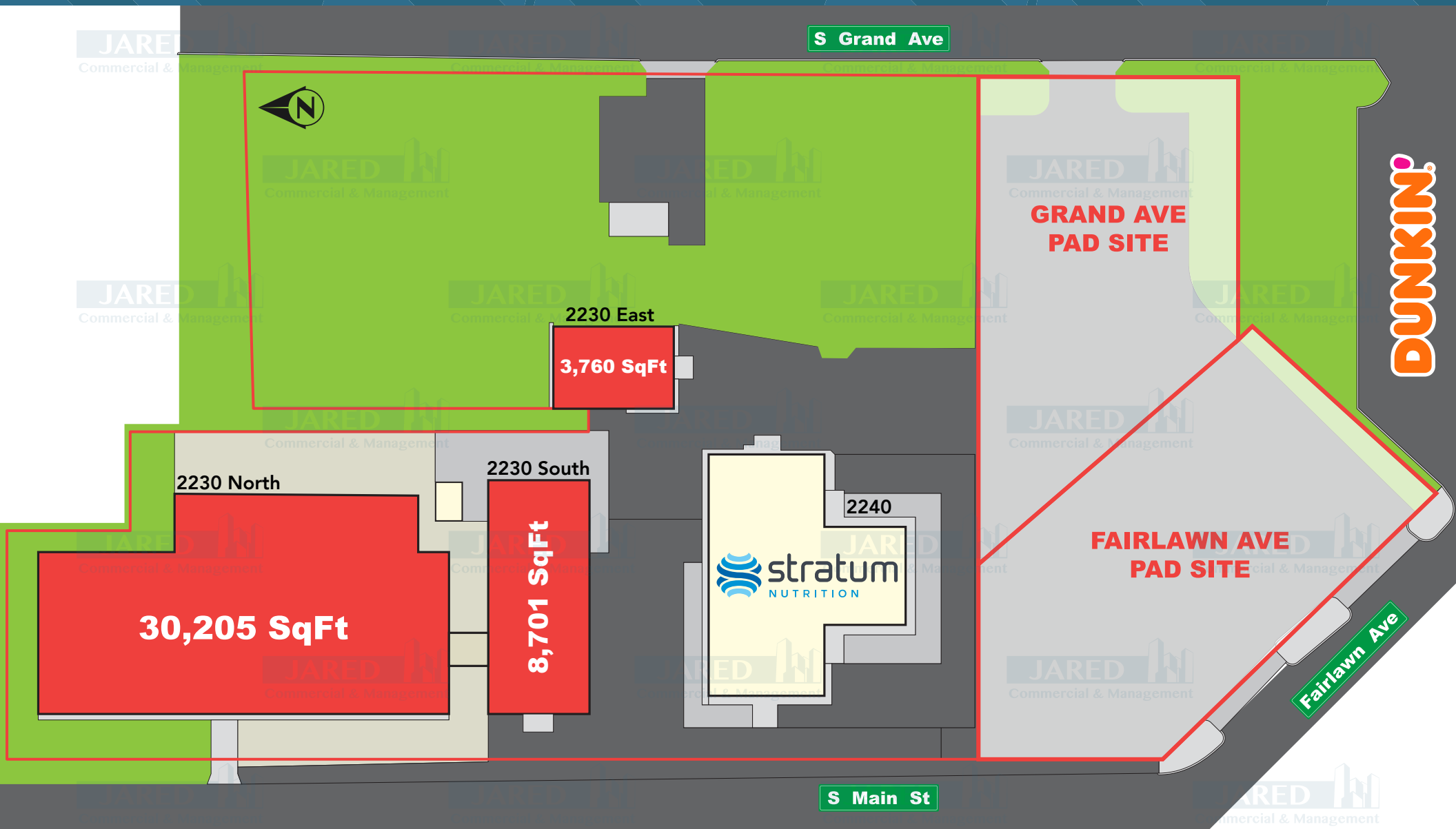
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2230 South	Available	8,701 SF	NNN	\$8.00 SF/yr	Free-Standing.
2230 East	Available	3,760 SF	NNN	\$10.00 SF/yr	Free-Standing.
2230 North	Available	30,205 SF	NNN	\$6.00 SF/yr	Free-Standing.

LEASE SPACES



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SITE PLAN

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ADDITIONAL PHOTOS

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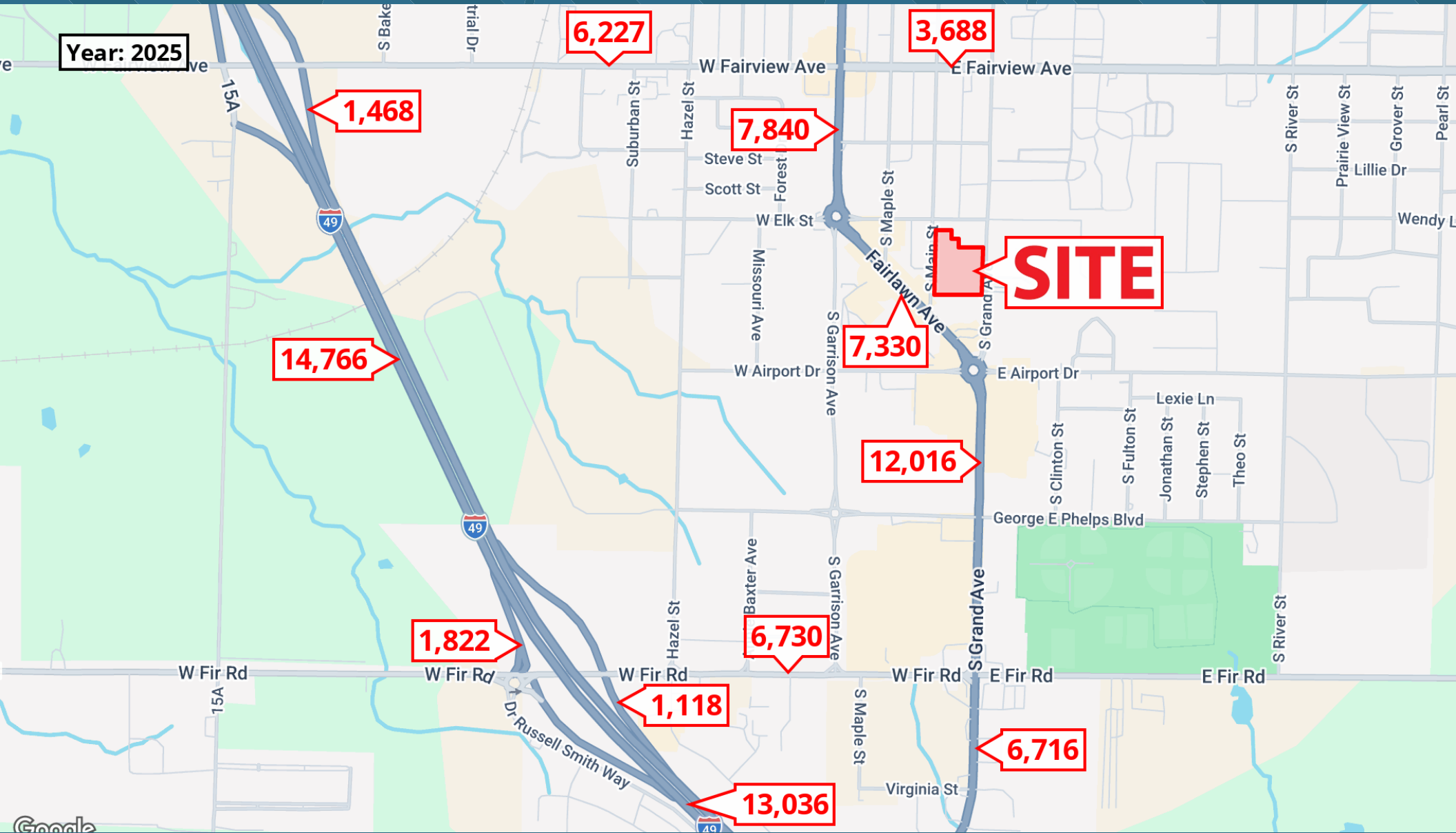


RETAILER MAP

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JARED
Commercial & Management

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TRAFFIC COUNT MAP

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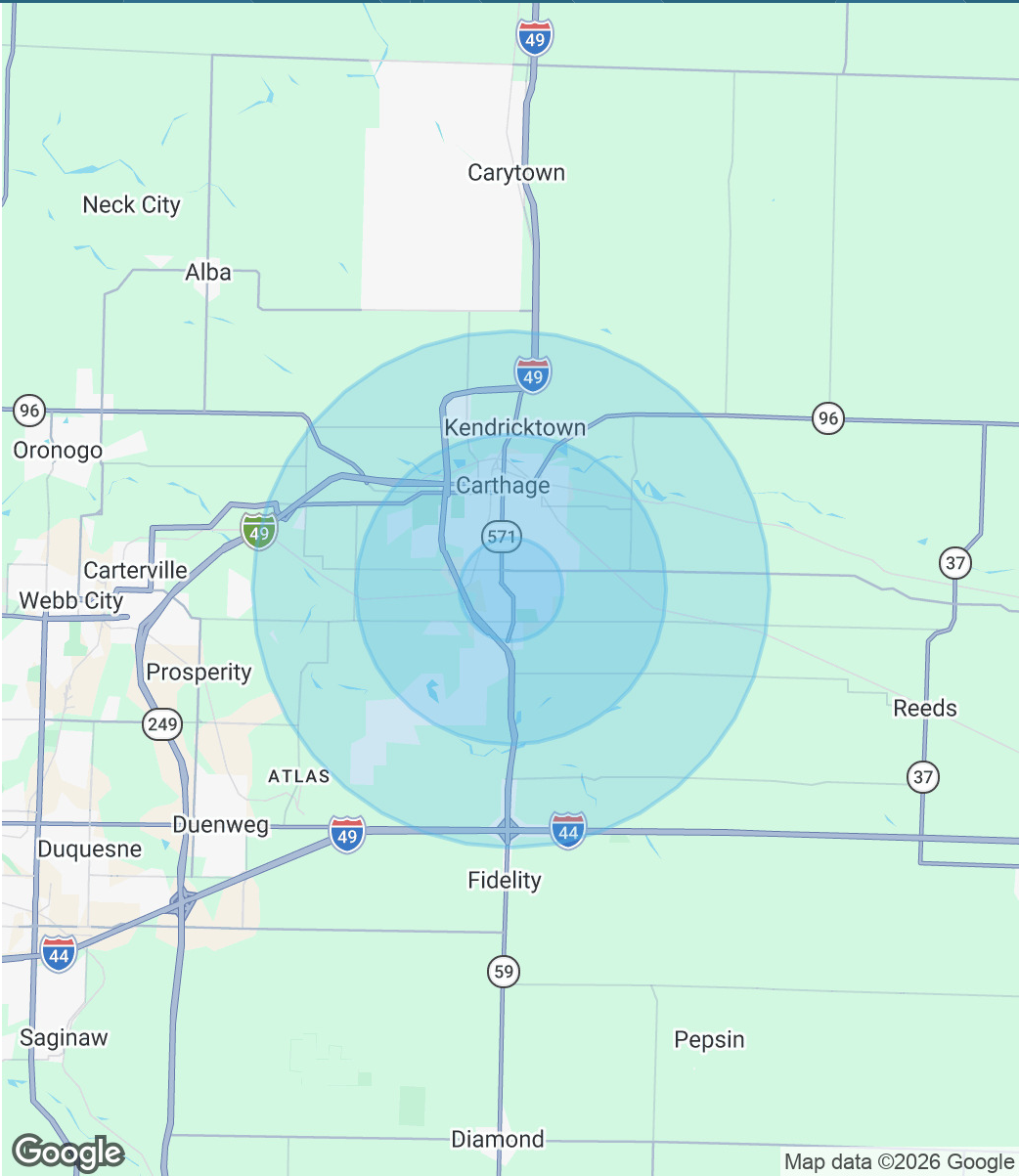
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,822	18,332	22,721
Average Age	42	38	38
Average Age (Male)	40	36	37
Average Age (Female)	44	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,967	6,618	8,215
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$67,087	\$67,295	\$71,789
Average House Value	\$244,026	\$198,921	\$213,287

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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