

Office/Warehouse for Lease

Lakes Area Industrial Park



135 Industrial Park Dr. Hollister, MO 65672

Prime 2,000 SF warehouse in Hollister, perfectly situated just off U.S. Highway 65 for easy regional access. This versatile space is designed for efficiency, featuring a private office, a dedicated restroom, and two overhead doors--including one dock-high--to streamline your shipping and receiving. Whether you are looking for light industrial, service, or distribution space, this practical unit offers a professional setup in a high-demand location. Ideal for small businesses seeking a functional hub in the Branson/Hollister area.

- 2000 sf.
- \$1,700.00/mo.
- Office
- Restroom
- Dock High Door
- Overhead Door
- MLS 60322710

Property Offered By:

Chris Vinton



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	<p>60322710 Commercial-All Types Industrial Active</p>	
	<table border="0"> <tr> <td> <p>County: Taney Aprx Lot Size (Acres): 4.24 Aprx Year Built: 2001 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes Garage/Carport: No</p> </td> <td> <p>List Price: \$1,700 List Price/SqFt: 0.85 Lease Rate (\$/SF/YR): 10.2 Lease Type: GR Lease Type: GR Lot Dimensions: 413.1X649 SqFt - Total: 2,000 Section: 17 Township: 22 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No</p> </td> </tr> </table>	<p>County: Taney Aprx Lot Size (Acres): 4.24 Aprx Year Built: 2001 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes Garage/Carport: No</p>
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Directions: Take Hwy 65 to Hollister Interchange to Industrial Park to 1st drive after Sherwin Williams to entrance to C & D Plumbing (Beige/gold building on left)
Legal Description: Lakes Area Industrial Park Lakes Area Industrial Park Lt 3F Lying S Of N 135.

Marketing Remarks: Prime 2,000 SF warehouse space for lease in Hollister, perfectly situated just off U.S. Highway 65 for easy regional access. This versatile space is designed for efficiency, featuring a private office, a dedicated restroom, and two overhead doors--including one dock-high--to streamline your shipping and receiving. Whether you are looking for light industrial, service, or distribution space, this practical unit offers a professional setup in a high-demand location. Ideal for small businesses seeking a functional hub in the Branson/Hollister area. **Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

Details		Dock Information	Tax & Legal
<p>How to Show: Call Listing Agent County: Taney View: City Miscellaneous: Private Restrooms; Water Heater-Electric Utilities Available: Electric; High Speed Internet Access; Public Sewer; Public Water Business Type: Manufacturing; Warehouse</p>	<p>Parking: 1-5 Spaces Restrooms: 1 Waterfront/View: None Roof: Metal</p>		<p>Real Estate Tax: 0 RE Tax Provided By: Assessor Records Parcel ID: 17-4.0-17-000-000-001.017 2025 Transaction Type: Lease</p>

 <p>Presented by Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 Office Phone: 417-334-9400 Agent Phone: 417-861-6314 chris@vintonrealty.com http://www.VintonRealty.com 2003020919</p>	<p>Owner Agent: No</p>
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