



Property 360 Client View

Listing

37 Fairview Road, Richland, Missouri 65556

MLS#: [26005329](#)
Status: **Active**

Prop Type: **Commercial Sale**
Sub Type:

Current Price: **\$250,000**
DOM: **172**



Bldg Name:
Yr Built/Est. Age: **1975/51**
Stories:
Lot SqFt: **217,800**
SqFtAbv/PSF: **/**
Bldgs: **2**
Area: **794 - Richland**

Sct/Twn: **RURAL**
Levels:
Stories Ttl: **1**
Lot Size: **5.000 ac (Survey)**
Sqft Bldg:
Unit #:

Features

Bldgs: **2** Fire Tag Rq:
Drive Dr: Possible Use: **Automotive, Commercial, Manufacturing, Warehouse** Ceiling Height:
Security Feat: **Closed Circuit Camera(s)**

Additional Features

Construction: **Steel Siding** Model:
Road Frontage: **Highway** Road Surface: **Asphalt, Gravel**
Disclosures: **Flood Plain No, Septic Disclosure**

Systems & Utilities

Cooling: Heating: **Electricity Available, Propane**
Water: **Well** Water Main Diam:
Utilities: **Electricity Connected, Propane Leased, Water Connected**

Public Remarks

Why would you want to buy a warehouse in the middle of nowhere? Because the middle of nowhere is actually the middle of everything. Located in a highly centralized area, this property sits within 30 minutes of both sides of the Lake of the Ozarks, under 30 minutes to Fort Leonard Wood, and less than 30 minutes to Lebanon, making it an ideal hub for businesses that need space, access, and flexibility without the congestion and cost of larger commercial centers. This expansive warehouse offers over 10,000 square feet of usable space situated on 5 acres just outside of Richland, Missouri, with excellent visibility and access. The building features 14-foot drive-through garage doors on both ends, along with two additional attached sections, each equipped with their own garage doors—ideal for equipment storage, logistics, light industrial work, or business operations. Inside, the property is equipped with propane radiant heating, three-phase power, and a full security system, supporting a wide range of commercial or industrial uses. Infrastructure is already in place with a private well, private lagoon septic system, and approximately 480 feet of Highway A frontage, providing easy ingress and egress for trucks, trailers, or customer traffic. The interior also includes multiple additional rooms that can serve as offices, workspaces, or can be removed entirely to create even more open warehouse space, depending on your needs. Whether you are looking for large-scale storage, a headquarters for your business, a logistics hub, or a facility with room to grow, this property offers the space and functionality to support it. Opportunities like this don't come along often. Schedule your private tour today and be sure to check out the drone property tour.

Legal/Taxes

Parcel ID: [22-1.0-01.0-000.0-000-007.000](#)
Ownership: **Private** Builder Name:
Taxes: **\$881.00** Tax Year: **2025** Prop Asd Cty Tx: **No**

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