



FOR SALE

505-515 W Hwy 54,
Camdenton, MO 65020

(4) FUNCTIONAL WAREHOUSES READY FOR USE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

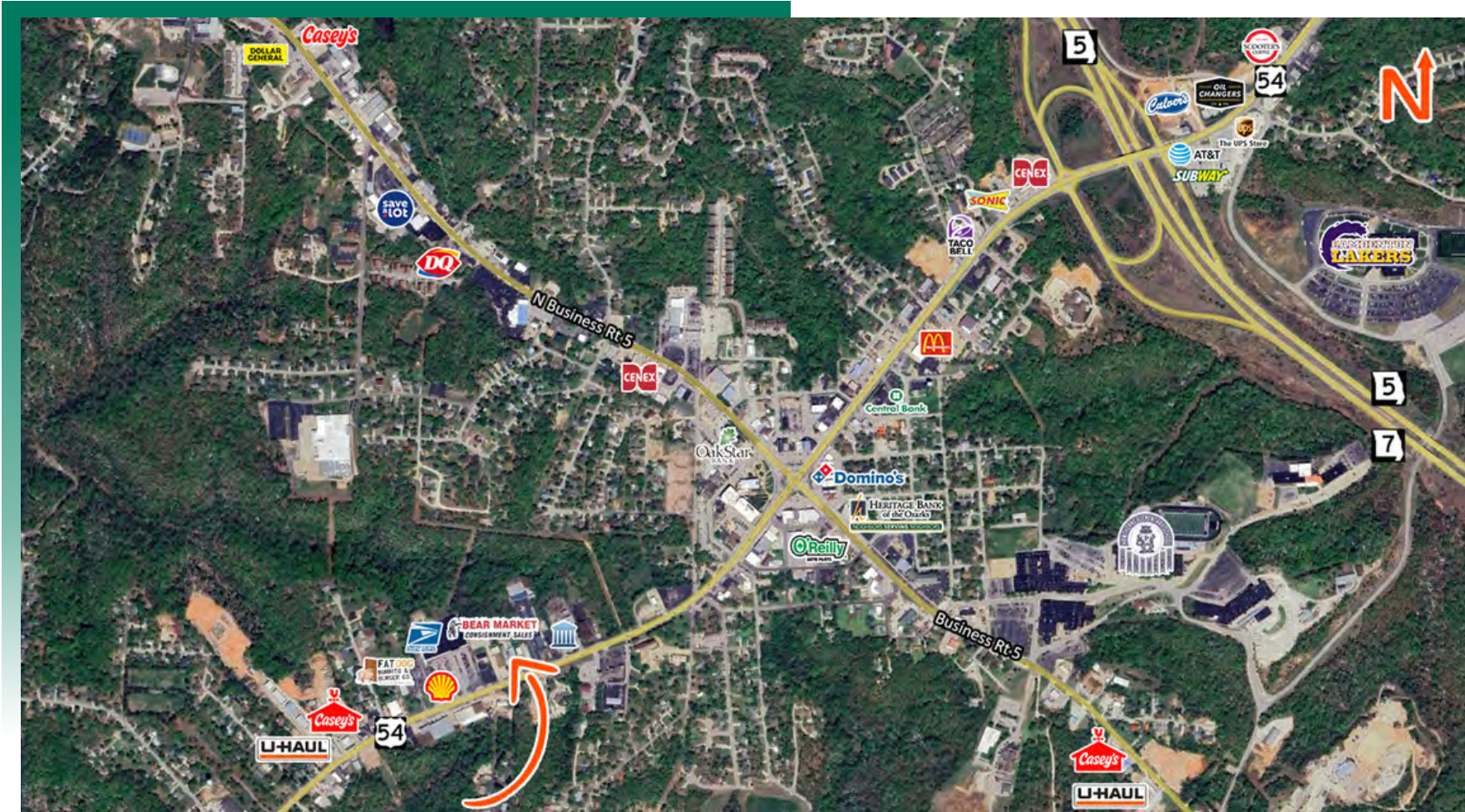
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AREA MAP

505-515 W Hwy 54, Camdenton, MO 65020



LOCATION OVERVIEW

Strategically positioned along the newly expanded Highway 54 corridor in Camdenton, Missouri, this property offers exceptional regional connectivity and exposure. The location provides direct access to one of the Lake of the Ozarks' primary commercial routes, linking Osage Beach, Camdenton, and Lebanon. Surrounded by a mix of retail, service, and light industrial users, the site benefits from strong year-round traffic and seasonal population growth driven by Lake tourism. Businesses in this corridor enjoy proximity to major amenities, including restaurants, lodging, and supply centers, while maintaining easy access for deliveries and customers. With limited warehouse inventory across the Lake market, this location provides a rare combination of visibility, access, and functionality for owner-users or investors seeking to establish or expand their presence in mid-Missouri.

PROPERTY INFORMATION

505-515 W Hwy 54, Camdenton, MO 65020

RARE WAREHOUSE OPPORTUNITY AT THE LAKE OF THE OZARKS

9,000+ SF warehouse and office building

Highway 54 frontage with direct access on new 5-lane expansion

Excellent visibility and signage exposure

Flexible layout for warehouse, service, or light industrial use

Utilities available: water, sewer, and electric

Located in a strong growth area with limited warehouse availability

Ideal for owner-user or investment

SALE PRICE: \$899,000

INDUSTRIAL PROPERTY SUMMARY

505-515 W HWY 54, CAMDENTON MO 65020

LISTING # 3152

LOCATION DETAILS:

Parcel #: 13-7.0-25.0-002.0-005-015.000
County: MO - Camden
Zoning: General Commercial

PROPERTY OVERVIEW:

Building SF: 10,000
Vacant SF: 10,000
Usable Sqft: 10,000
Office SF: 1,500
Warehouse SF: 8,500
Min Divisible SF: 1,250
Lot Size: 5.03 Acres
Frontage: 203
Depth: 1050
Parking Spaces: 22
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1955
Clear Ht Min: 10
Clear Ht Max: 14
Bay Spacing: Clear Span
Construction Type: Metal
Roof: 2010
Floor Type: Concrete

FACILITY INFORMATION:

Heat: Forced Air
AC: Forced Cooling
Insulated: No
Ventilation: No
Compressed Air: No
Restrooms Men: No
Restrooms Womens: No
Showers: No
Floor Drains: No

LOADING & DOORS:

Drive In Doors: 4
Drive In Door Size: 8' x 14'

TRANSPORATION:

Interstate Access: 25 miles to I-44
Rail Access: No



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INDUSTRIAL PROPERTY SUMMARY PG 2

505-515 W HWY 54, CAMDENTON MO 65020

UTILITY INFO:

Water Provider:	City Served
Water Location:	On Site
Sewer Provider:	City Served
Sewer Location:	On Site
Gas Provider:	Summit
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	208
Voltage High:	480
Amps:	400
Phase:	3

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$3,081.54
Tax Year:	2025



SALE/LEASE INFORMATION:

Sale Price:	\$899,000
Price / SF:	\$89.90

PROPERTY DESCRIPTION:

Rare Warehouse Opportunity at the Lake of the Ozarks
Located along the expanding Highway 54 corridor in Camdenton, this property features over 9,000 SF of warehouse and office space with outstanding visibility and access. Ideal for service, storage, distribution, or flex users, the property combines functionality with a prime commercial location. Warehouse space around the Lake is extremely limited, making this a rare opportunity for an owner-user or investor to secure a quality facility in one of mid-Missouri's fastest-growing corridors.

Some property highlights include a 9,000+ SF warehouse and office building, highway 54 frontage with direct access on new 5-lane expansion, excellent visibility and signage exposure, flexible layout for warehouse, service, or light industrial use, utilities available: water, sewer, and electric, located in a strong growth area with limited warehouse availability, and ideal for owner-user or investment.

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