LAND FOR SALE

90-UNIT STORAGE FACILITY & WAREHOUSE WITH ROOM TO GROW

COUNTY: **BARRY**
STATE: **MISSOURI**
ACRES: **5.5**









PROPERTY FEATURES

- 7.0% cap rate at list price
- Surveyed lot
- Highway 37 frontage
- Average traffic volume of 7000 vehicles per day
- Fiber optic internet on-site
- 90 storage units, including 8 boat units
- 5 total storage buildings, all built in 2022 and 2025
- 50'x80' warehouse with 4 loading docks and 6" concrete floors
- 8'x12' portable building for office space/ storage





For more information, contact:

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This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010.
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