PLAZA COMMERCIAL REALTY
(573) 445-1020

FOR LEASE
809 W HIGHWAY 50



ADDRESS
809 W Highway 50
Tipton, MO

PROPERTY TYPE
Industrial

LEASE
$20,000/month

SPACE
79,848 sqft

LAND
7.88 acres

DETAILS

- Freestanding manufacturing/distribution facility located on Highway 50 in Tipton, MO
- Subject property is offered for sublease through the current occupant's term of 12/31/3034
- Currently used as a manufacturing facility, but also suitable for distribution and other industrial occupancies
- The entire facility, including the warehouse/manufacturing area, is HEATED AND COOLED
- Contains 7 docks, 1 drive-in door, and office space suitable for executive use, meetings, and employee break area(s)
- Building is fully sprinklered
- Building exterior has vast amount of trailer parking and laydown yard
- Modified gross rental rate - tenant does not pay taxes & insurance, but does pay utilities and all on-site maintenance costs including mowing & snow removal
- All tours must be coordinated through the listing office

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