

FOR LEASE  
\$3.75 SF MODIFIED GROSS  
324 MAIN STREET  
HAWK POINT, MO 63349

**SCHEDULE YOUR SHOWING TODAY**

21,200 SF INDUSTRIAL BUILDING LOCATED ON HWY 47  
OFFERS EXCELLENT VISIBILITY / EXPOSURE



**USES: DRY STORAGE, LIGHT MANUFACTURING, DISTRIBUTION OR ANY  
USE THAT NEEDS OFFICE WAREHOUSE SPACE**



28' CLEAR HEIGHT AT THE PEAK

#### INCLUDES

- 2 PRIVATE OFFICES WITH AN ADDITIONAL 5,722 SF MEZZANINE AREA THAT COULD ALSO BE INCLUDED
- 28' CLEAR HEIGHT AT THE PEAK
- 1 SHARED AND COVERED DOCK DOOR
- 1 DRIVE IN
- DRY SPRINKLER SYSTEM
- TENANT RESPONSIBLE FOR ELECTRIC, GAS, INTERNET AND PHONE.

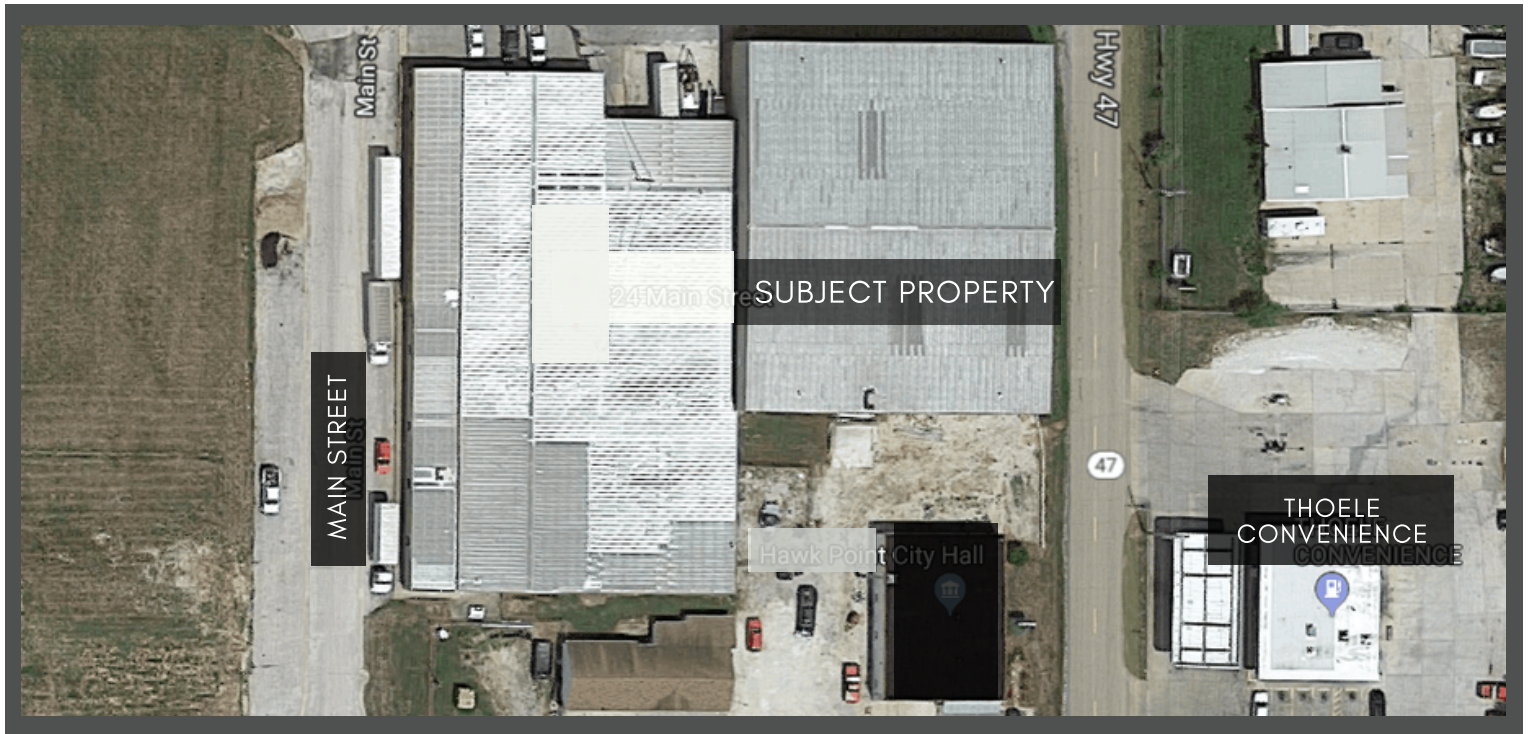


1 DRIVE IN

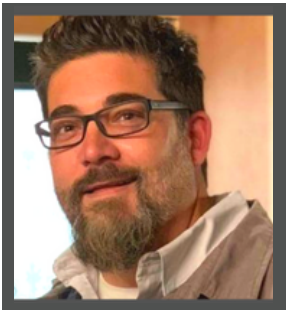


1 SHARED AND COVERED DOCK DOOR

21,200 SF INDUSTRIAL BUILDING INCLUDES 2 PRIVATE OFFICES WITH AN ADDITIONAL 5,722 SF MEZZANINE AREA THAT COULD ALSO BE INCLUDED



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**Shane Edgar, Principal**

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