

# Trodden Industrial Park

Available Acres: 99.28

## Address:

7136 W Farm Road 144  
Springfield, MO 65802 (Greene)

## Property and Area Description:

There are 99.3 m/l acres ( Zoned M2 for Manufacturing and Distribution) along the East side of James River Fwy (Hwy 360) West of MM and just South of Interstate 44. The land is available For Sale, Lease or Build-To-Suit. It can be divided to accommodate the prospective user. Sale price is \$4.5 million but is negotiable. All utilities available.



## Site Details:

Available Acres: 99.28	Adjacent Avail. Acres: 0
Topography:	Setting: Agricultural Land
Zoning: Industrial-Light	Within City Limits: Yes

## Transportation:

Nearest Interstate: I-44	Distance (miles): 1
Nearest 4-Lane Highway: James River Freeway	Distance (miles): 1.3
Nearest Commercial Airport: Springfield Branson National Airport	Distance (miles): 5.9
Rail Served: No	

## Utilities:

Electric Distribution: City Utilities of Springfield  
Natural Gas Distribution: Missouri Gas Energy  
Water: City of Republic  
Sewer: City of Republic  
Local Telecommunications Service: AT&T and Springnet

## Contact:

Gail Noggle  
City of Republic  
204 North Main Street  
Republic, Missouri 65738  
Phone: 417-732-3115  
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Mitch Drury  
Drury Properties  
Phone: 417-838-0036  
E-Mail: mitch@druryproperties.com  
Web site: www.druryproperties.com

## Owner / Broker

Broker Contact Not Provided

## Offering:

Sale Price: Negotiable