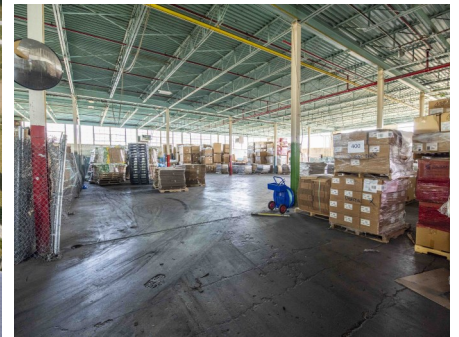




# Montgomery City Missouri Warehouse/Manufacturing Facility for Sale at Auction - Phyllis Hannan Family Trust

**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophyapa.com](mailto:leads@trophyapa.com)



**BIDDING ENDS WEDNESDAY, NOVEMBER 13<sup>TH</sup> AT 10:40 AM**  
**SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)**

## **PROPERTY ADDRESS:**

608 S Sturgeon Street  
Montgomery City, MO 63361

**ACRES: 3.43**

**COUNTY:** Montgomery

## **AUCTION DETAILS:**

**3% Commission to Buyer's Agents!**

**Call for Showing Information.**

**Bidding Ends Wednesday, November 13th at 10:40AM.**

Located in Montgomery City, MO, this 50,000+ square foot warehouse or manufacturing facility offers an excellent investment opportunity. Situated on 3.4 acres, the property features multiple loading docks and ample parking space, making it ideal for a variety of industrial or manufacturing uses. The building boasts 20+ foot ceilings and is equipped with substantial electrical capacity.

For over a decade, the property has had a stable long-term tenant, Duffy Box, which currently uses the space for cardboard box recycling. Its strategic location just 5.5 miles from the I-70 and Hwy 19 intersection provides easy access to major transportation routes. The facility is 50 miles from Columbia, MO, 80 miles from St. Louis, MO, and 175 miles from Kansas City, MO.

This property is well-positioned in an area that supports growth and has a strong local workforce, making it a versatile option for future industrial or manufacturing endeavors.

## **PRESENTED BY:**

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The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.