

# Commercial, None - St James, MO



## 0 I44 Cr 3290, St James, MO, 65559

Offered at \$13,000,000

This 785 m/l acre parcel is a rare find! It is located in the middle of Missouri between Rolla & St. James along I-44 and offers over 1,700 m/l feet of interstate frontage. Over 90% of the property is open with mostly level, cleared and improved ground. It offers amazing industrial potential as well with over 14,000 m/l feet of road frontage along with over 8,000 m/l feet of the Burlington Northern Railroad running thru the middle of the property with its own private crossing. The Rolla Regional Economic Commission and the Missouri Department of Economic Development will help with possible incentives for industry to locate to this area.

|                        |
|------------------------|
| 0 Bedrooms             |
| 0 Bathrooms            |
| Unknown sqft sqft      |
| 785.01 acre (lot size) |
| Built: Unknown year    |



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