

# 303 O'Brien Lane

Jane, Mo 64856



**List Price:** \$6  
**MLS#:** 1318280  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 2,400  
**Price / Square Foot:** \$0.00  
**Type:** CommercialLease  
**Built:** 2025  
**County:** McDonald  
**School:**

## Description

Premium Storage/Warehouse Space with Secure Yard & Highway Exposure – For Lease

Located just 2.5 miles from the Arkansas/Missouri state line & 6.9 miles from I-49, this newly constructed commercial storage/warehouse property offers an exceptional blend of functionality, visibility, & access.

Each unit features approximately 2,400 square feet of covered, ventilated workspace & includes two 40-foot steel containers, providing secure, weather-protected storage. The property also offers an approximately 18,000 sq ft gated exterior yard for equipment, vehicle, or material storage. Electric access is available.

Situated directly on Highway 71, the site provides strong exposure with signage opportunities. Flexible lease terms available.

Ideal for contractors & trades including roofing, electrical, plumbing, HVAC, landscaping, masonry, towing, body work, & general equipment storage.

A turnkey leasing opportunity for businesses seeking a functional, accessible space to support growth & operations.

## Property Details

Lot Size	0.50 Acres
Driveway	Storage
Listed By	National Realty