



www.billbeall.com

7,325 SF Office / Warehouse- For Lease

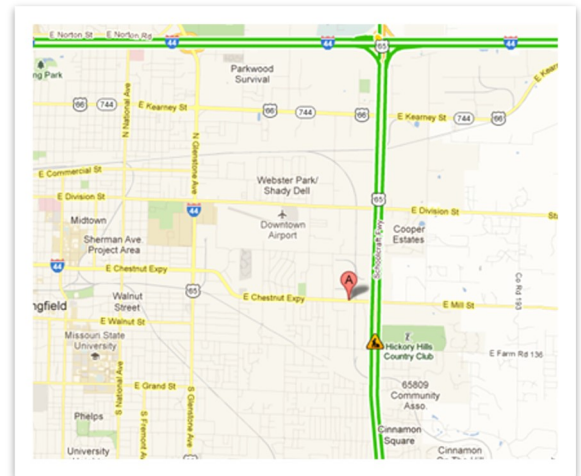
3045-AB E. Chestnut Expressway

Springfield, MO 65802



HIGHLIGHTS

- 7,325 SF
- Located just west of Hwy 65 & Chestnut
- Two (2) 8' x 12' Drive-In Doors
- Two (2) 8'x 10' Dock Doors
- Zoned IC - Industrial Commercial
- NNN \$1.35 / SF = \$824.00 / Month
- Lease Rate: \$7.50 / SF = \$4,578.00
- Estimated Monthly Payment = \$5,402.00



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

(417) 887-5535 email: beall@billbeall.com

3045 A-B E. Chestnut Expressway

Springfield, MO 65802

- 7,325 SF
- Two(2) Dock Doors & Two (2) Drive-In Doors
- Estimated Monthly Payment: \$5,402.00



3045 A-B Dock (2) & Drive-In Doors (2)



3045 A-B Warehouse



3045 A-B Offices



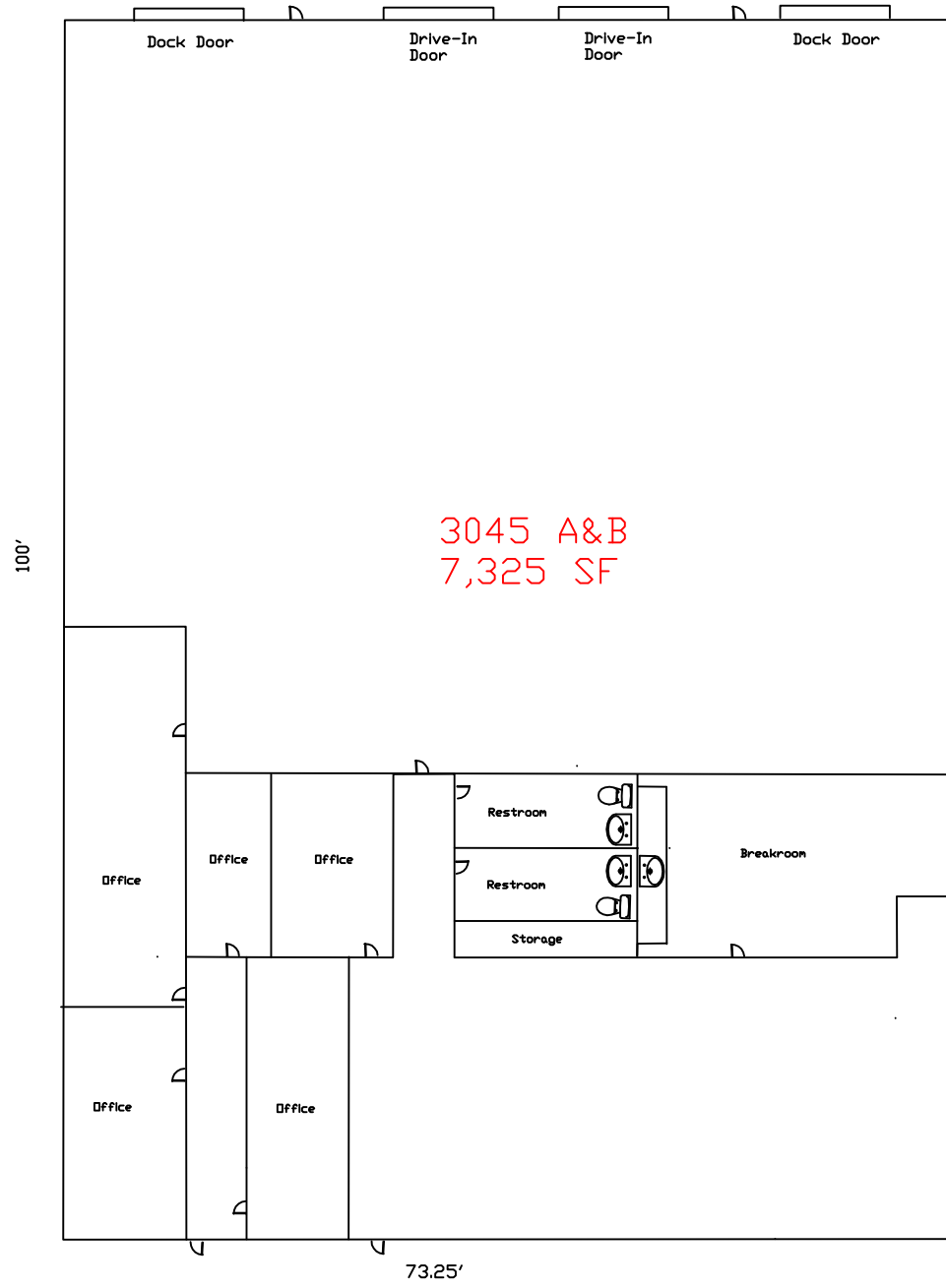
3045 A-B Offices

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3045 A_B E. CHESTNUT

3107-AB E. Chestnut Expressway

Springfield, MO 65802



- E. ROCKHURST—NEW BACKAGE ROAD WITH ACCESS TO BELCREST
- FULL ACCESS (WEST & EAST BOUND) ON CHESTNUT EXPRESSWAY



- DIGITAL SIGNAGE



- NORTH SIDE OF COMPLEX HARD SURFACED (PAVED)

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