



www.billbeall.com

## 6,500 SF Office / Warehouse- For Lease

**3045 C-D E. Chestnut Expressway**

**Springfield, MO 65802**



### HIGHLIGHTS

- 6,500 SF
- Located just west of Hwy 65 & Chestnut
- Two (2) Dock Doors
- One (21 Drive-In Door
- Zoned IC - Industrial Commercial
- NNN \$1.10 / SF = \$596.00 / Month
- Lease Rate: \$4.50 / SF = \$2,438.00
- Estimated Monthly Payment = \$3,034.00



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

**3045 C-D E. Chestnut Expressway**

**Springfield, MO 65802**

- 6,500 SF
- Two (2) Dock Doors & One (1) Drive-In Door
- Estimated Monthly Payment: \$3,034.00



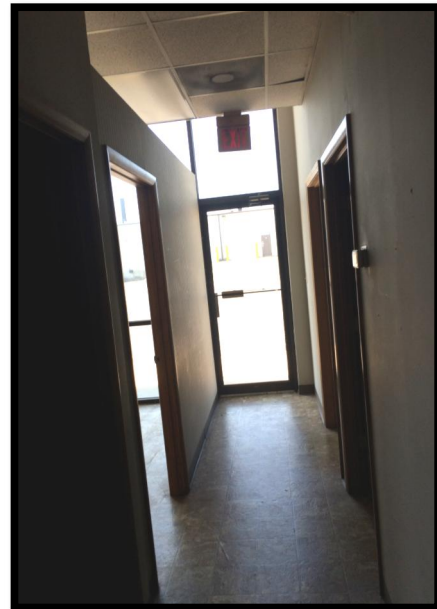
**3045 C-D Warehouse (North View)**

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**3045 C-D Warehouse (South View)**

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**3045 C-D Office Area**

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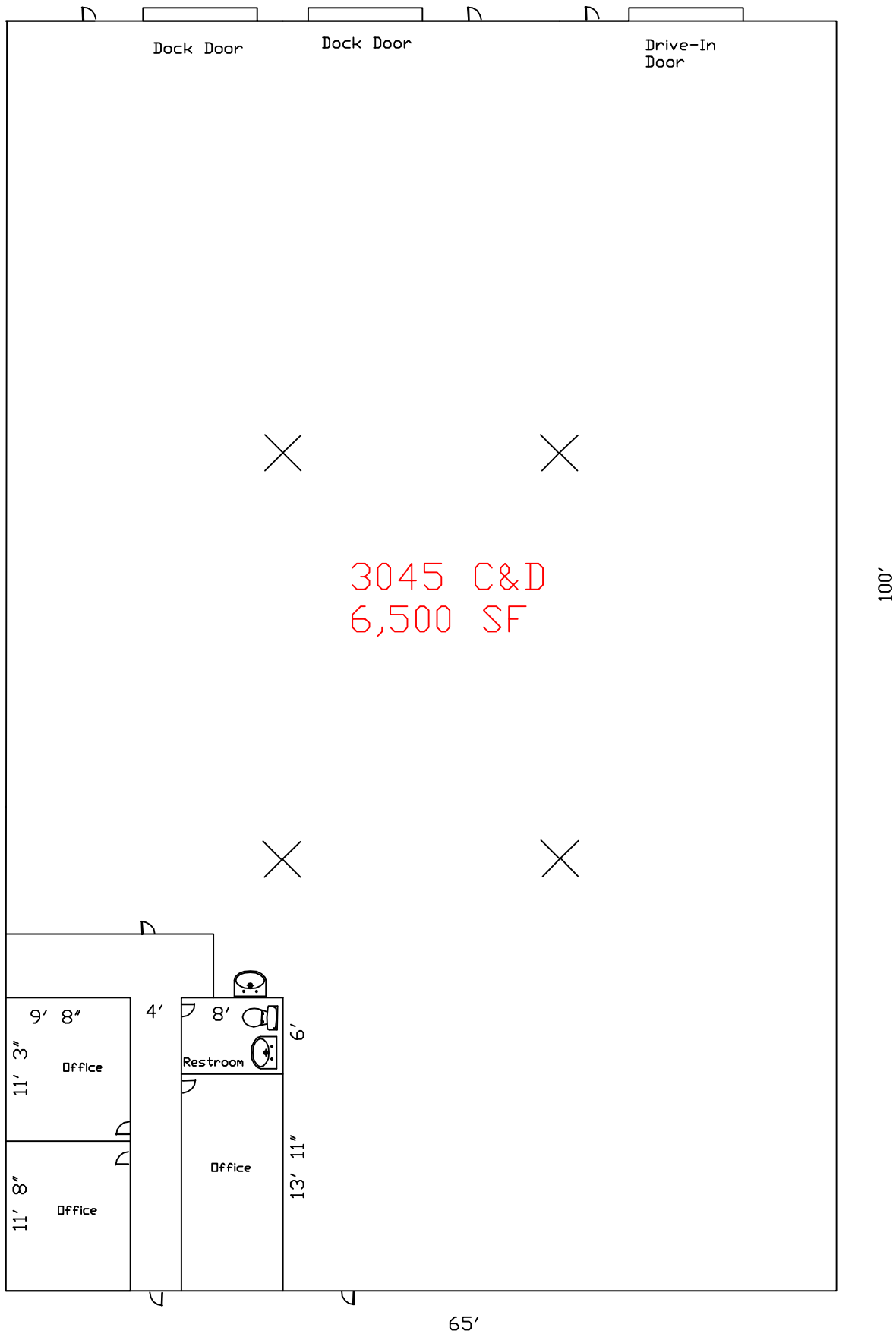
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3045 C\_D E. CHESTNUT



# 2017 COMPLEX IMPROVEMENTS



- E. ROCKHURST—NEW BACKAGE ROAD WITH ACCESS TO BELCREST
- NORTH SIDE OF COMPLEX HARD SURFACED (PAVED)
- FULL ACCESS (WEST & EAST BOUND) ON CHESTNUT EXPRESSWAY
- DIGITAL SIGNAGE