



www.billbeall.com

6,500 SF Office / Warehouse- For Lease

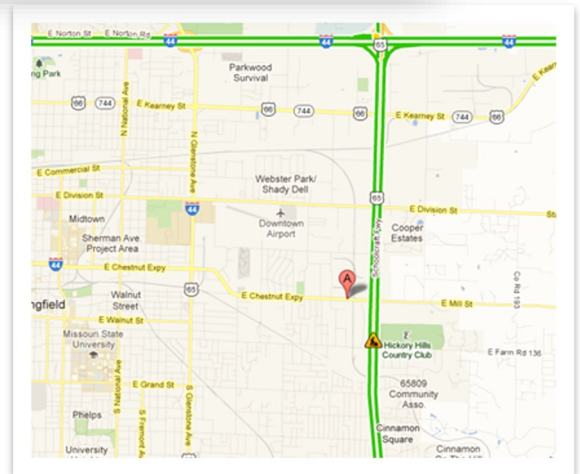
3045 C-D E. Chestnut Expressway

Springfield, MO 65802



HIGHLIGHTS

- 6,500 SF
- Located just west of Hwy 65 & Chestnut
- Two (2) Dock Doors
- One (1) 8' x 12' Drive-In Door
- Zoned IC - Industrial Commercial
- NNN \$1.25 / SF = \$677.00 / Month
- Lease Rate: \$5.00 / SF = \$2,708.50
- Estimated Monthly Payment = \$3,385.50



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

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3045 C-D Warehouse (North View)



3045 C-D Warehouse (South View)



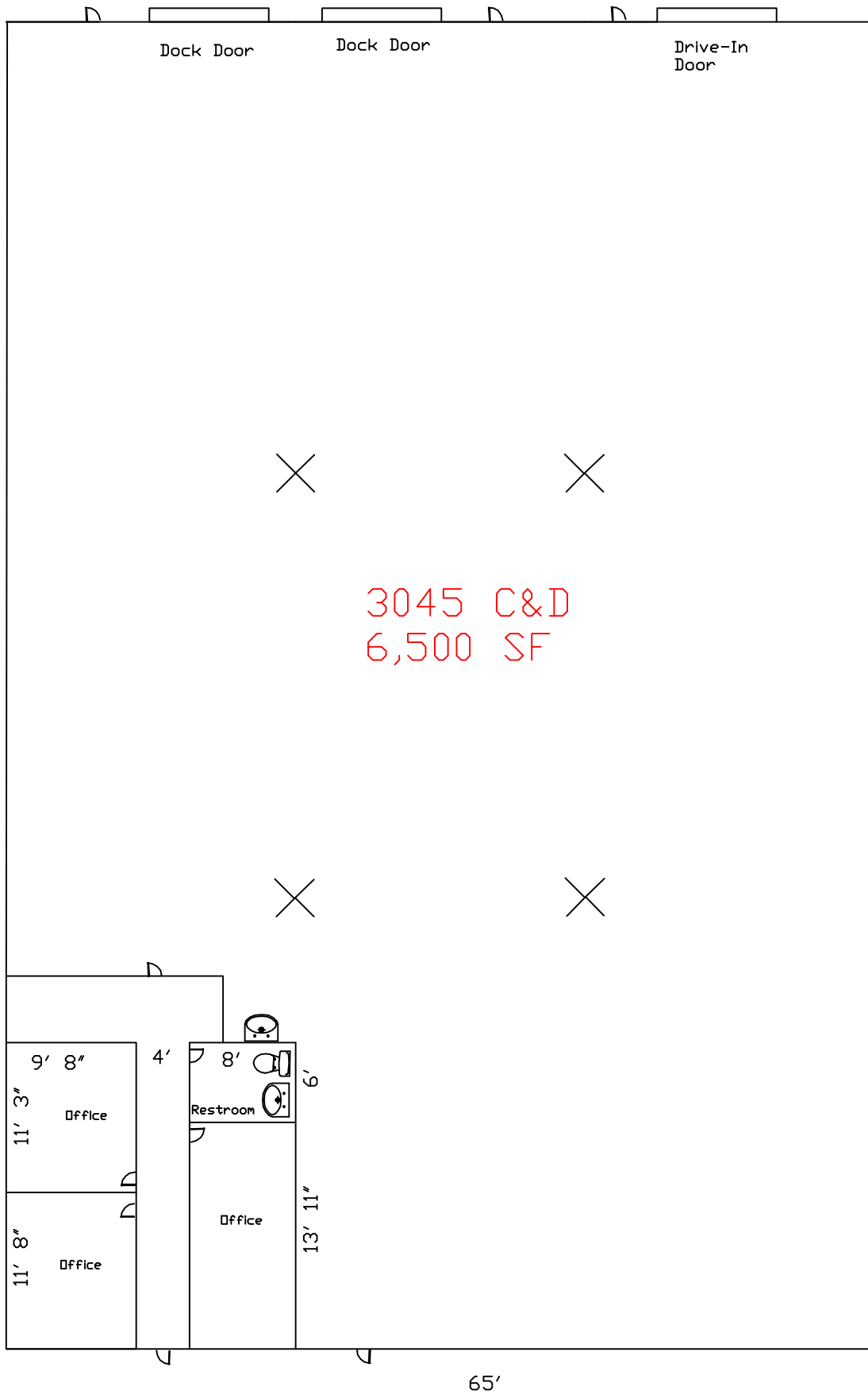
3045 C-D Office Area

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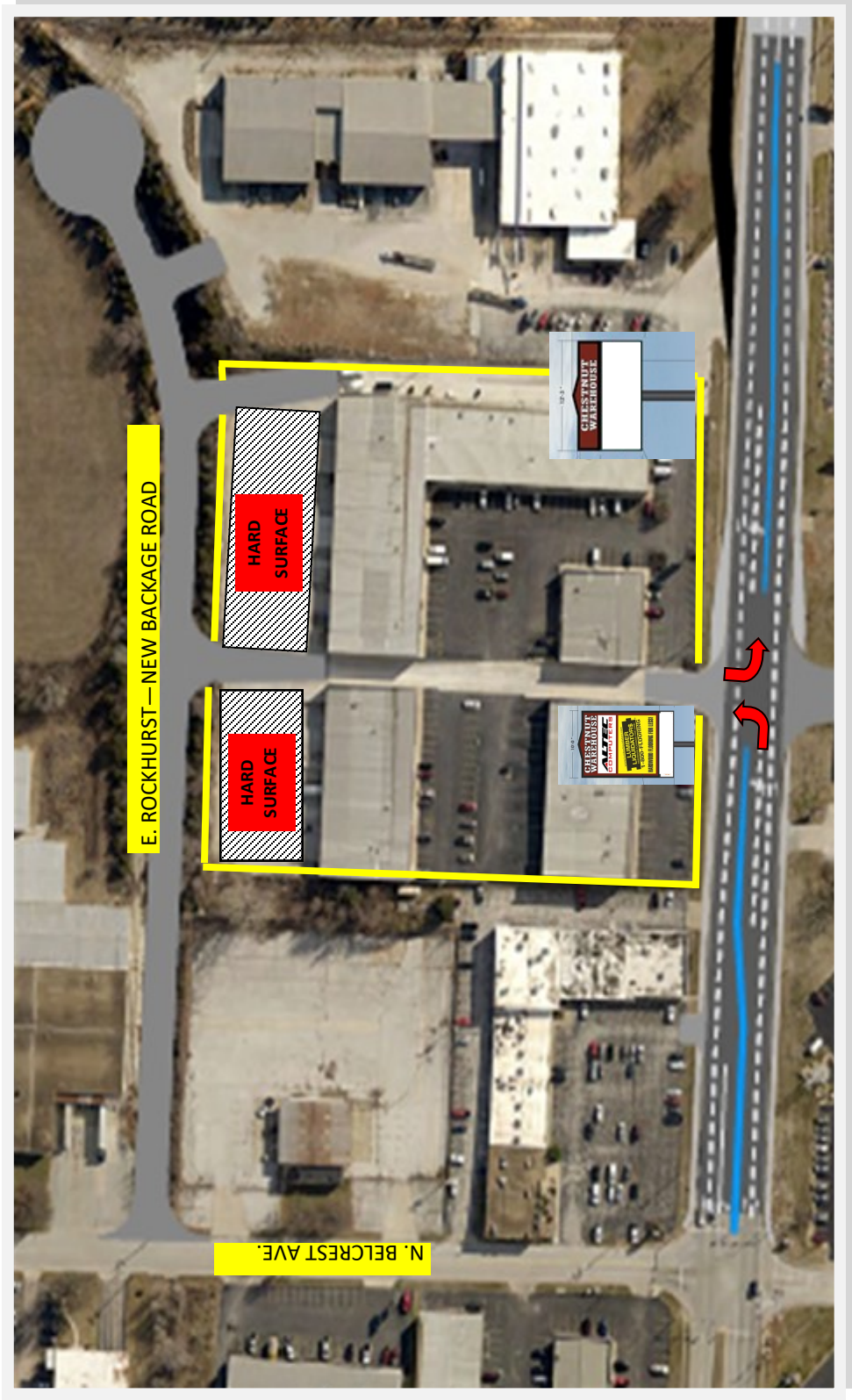
3045 C&D
6,500 SF

100'

65'

3045 C_D E. CHESTNUT

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