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6,500 SF Office / Warehouse- For Lease

3045 C-D E. Chestnut Expressway

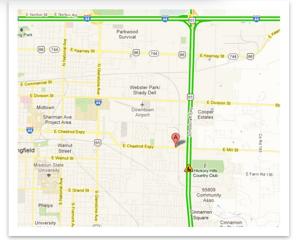
Springfield, MO 65802



Information furnished regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.

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)



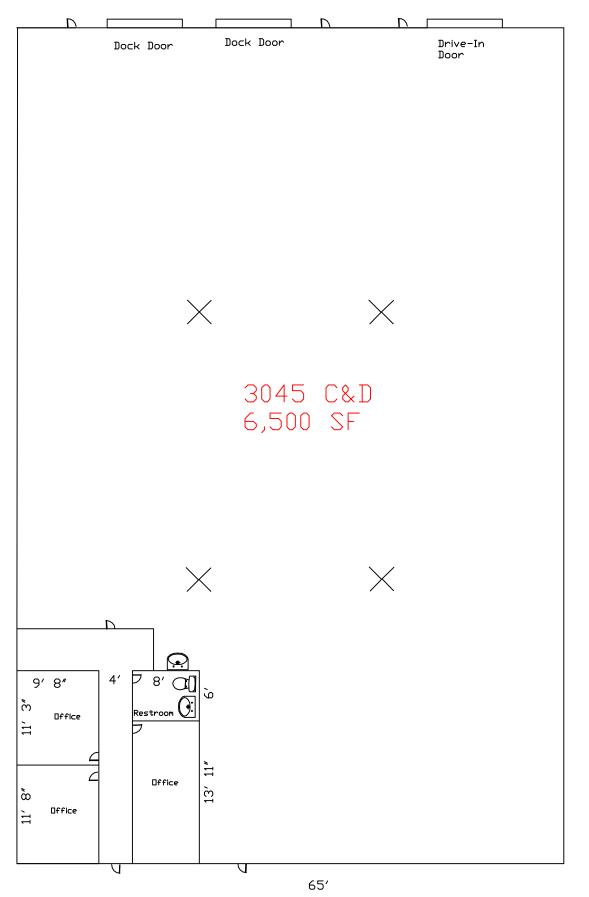
3045 C-D Warehouse (South View)



3045 C-D Office Area

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3045 C_D E. CHESTNUT

100'

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