



www.billbeall.com

6,000 SF Office / Warehouse- For Lease

3045-K E. Chestnut Expressway
Springfield, MO 65802



HIGHLIGHTS

- 6,000 SF: Ste K
 - ~2,880 Office SF
 - ~3,120 Warehouse SF
- 1 Dock Door
- 2 Overhead 8'x12' Doors
- Zoned IC - Industrial Commercial
- Located just west of Hwy 65 & Chestnut
- NNN: \$1.40/SF= \$700.00
- Lease Rate \$8.50/SF= \$4,250.00
- Est. Monthly Payment= \$4,950.00

Pylon Exposure Available



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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Springfield, MO 65802

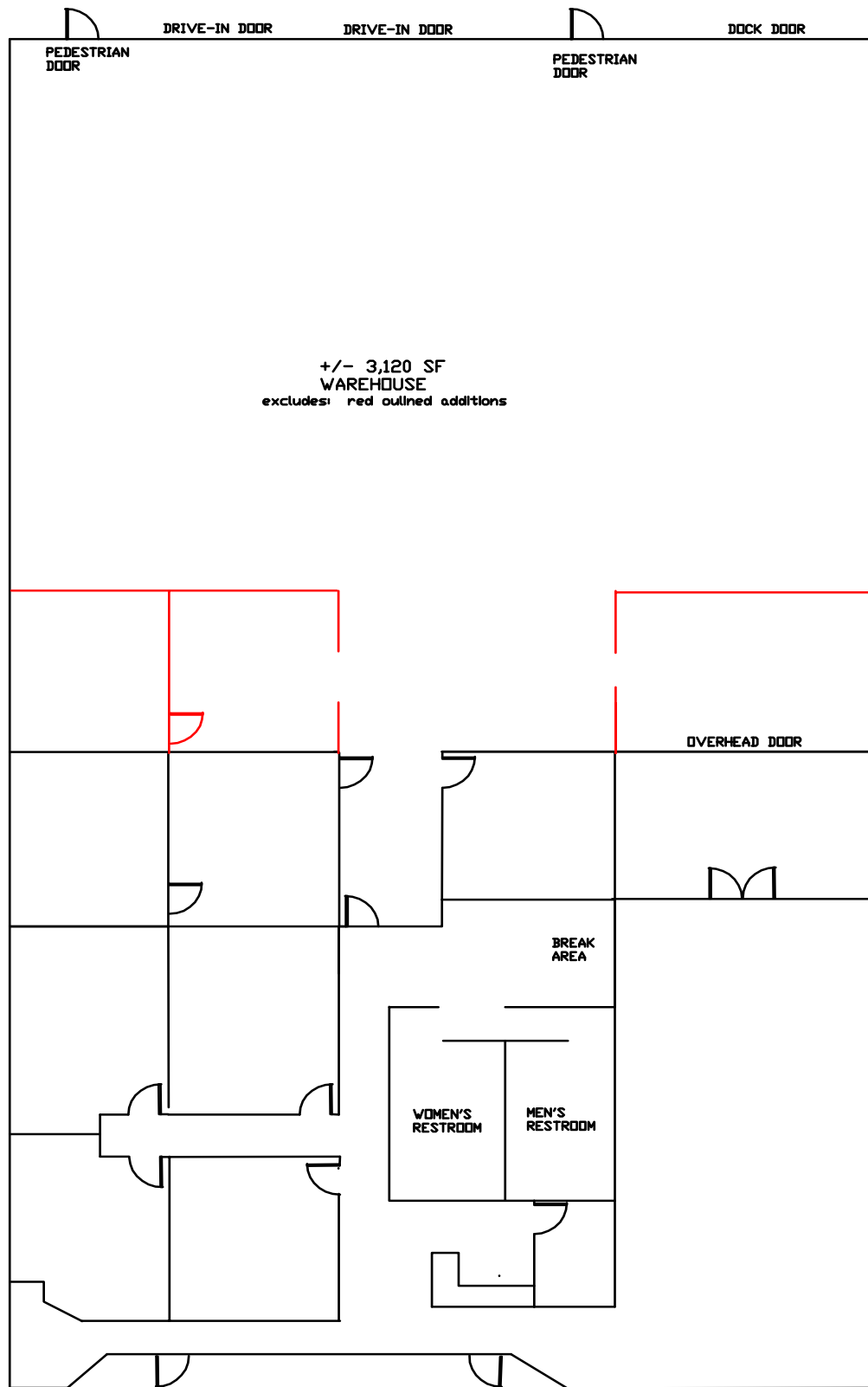


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6,000 SF

3045 - K EAST CHESTNUT EXPWY.

3045-K 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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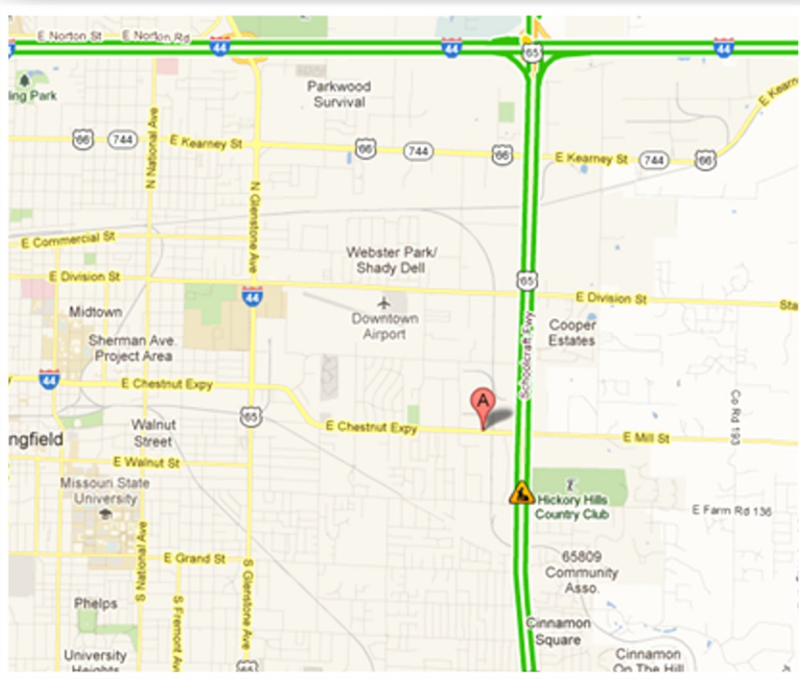
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