



www.billbeall.com

2,000 SF Warehouse - **For Lease**

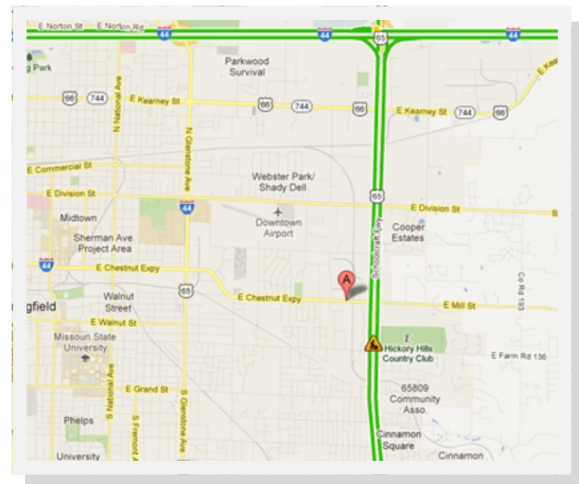
**3107-E E. Chestnut Expressway**

Springfield, MO 65802



## HIGHLIGHTS

- 2,000 SF
- Straight Warehouse
- Could be combined for additional SF:  
Suite A - E: 9,500 SF (\$4,309)
- Drive-In Overhead Door
- Zoned IC - Industrial Commercial
- NNN \$1.10/SF = \$184.00 / Month
- Lease Rate: \$3.75 / SF = \$625.00
- Estimated Monthly Payment = \$809.00



FOR ADDITIONAL INFORMATION PLEASE CONTACT

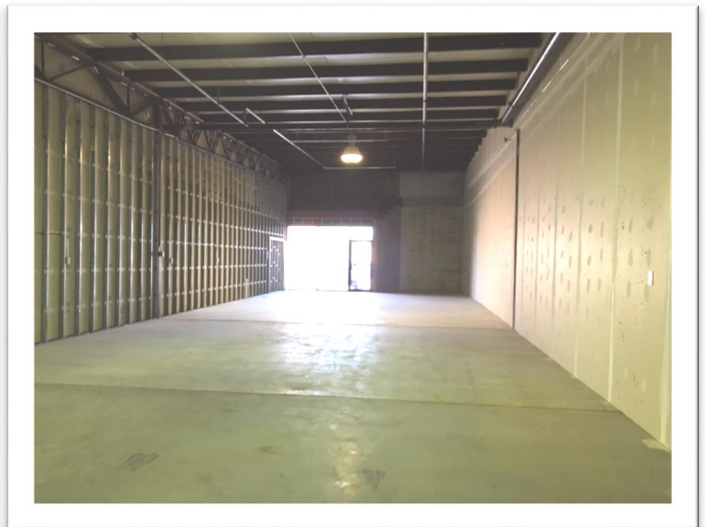
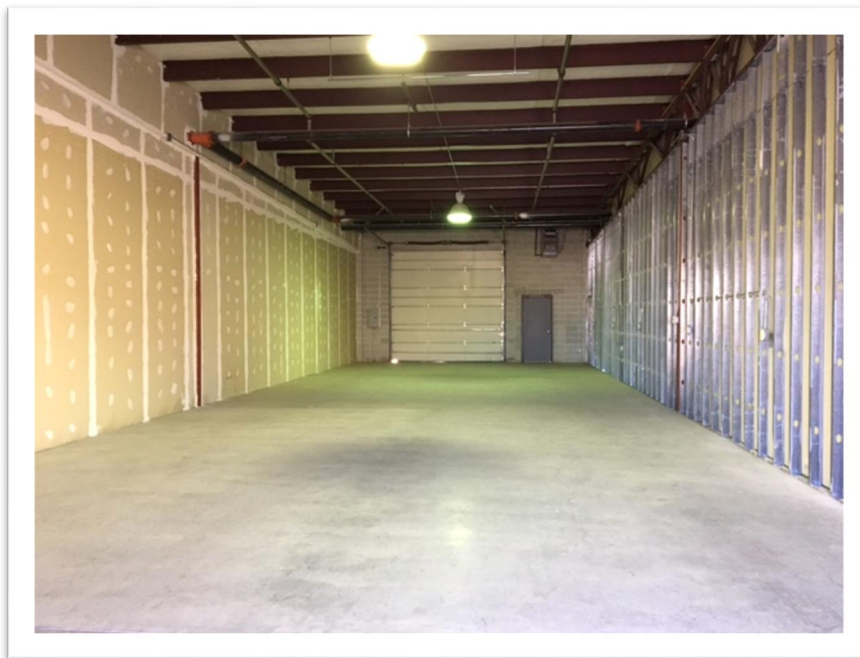
Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

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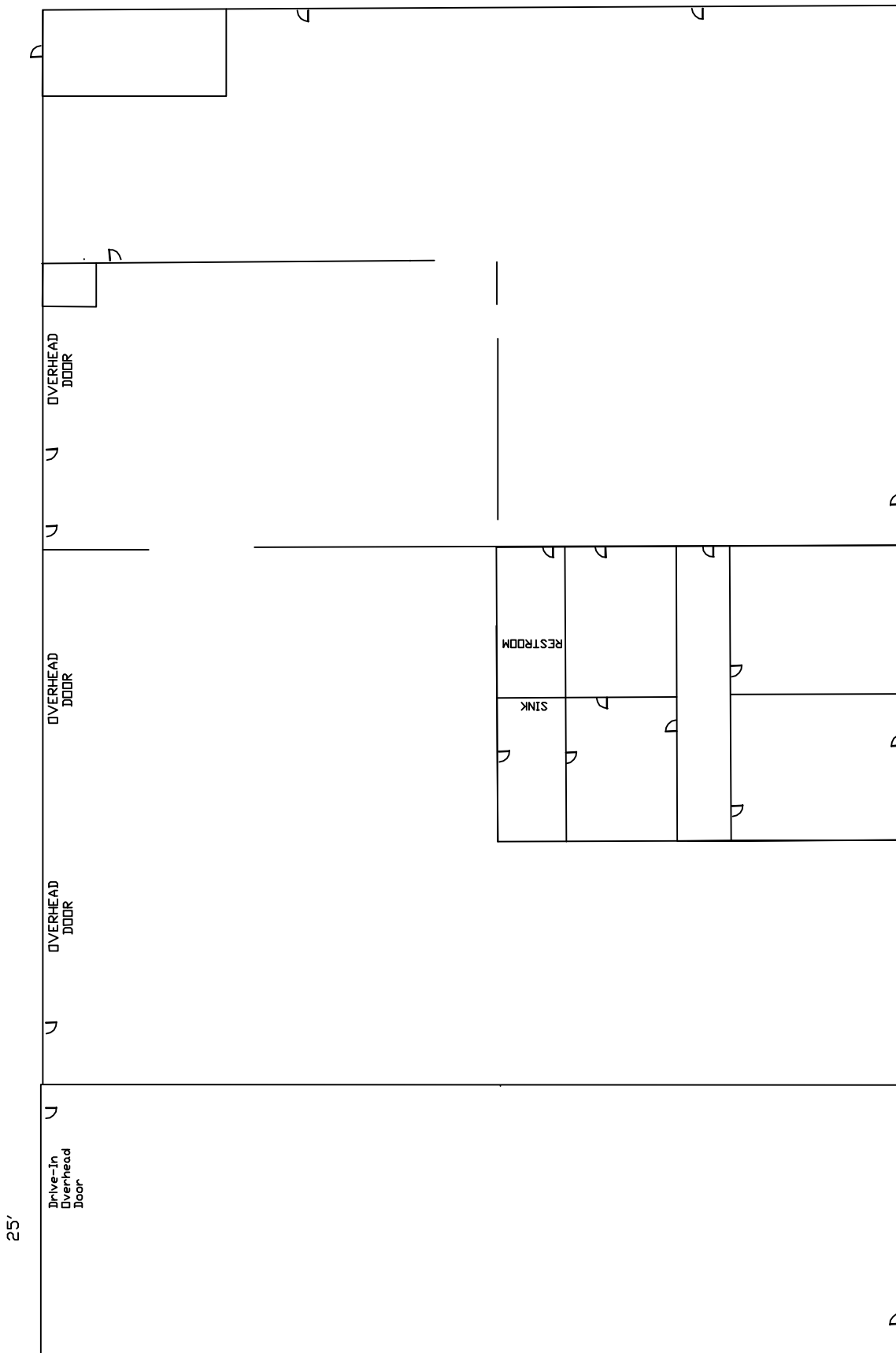
25'

Drive-In  
Overhead  
Door

80'



3107-E E. CHESTNUT



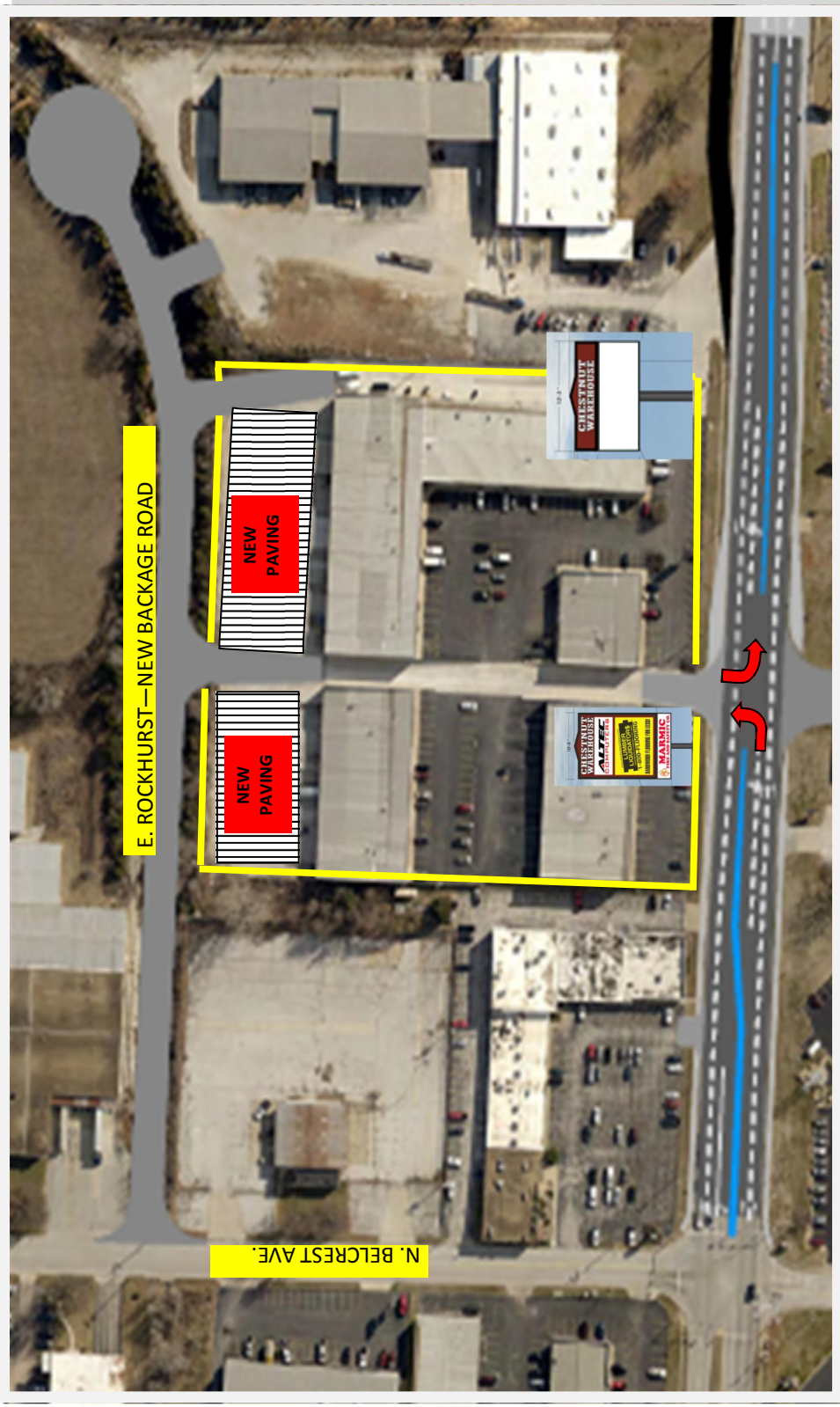
3107 A-D E. CHESTNUT EXPRESSWAY

7,500 SF

3107-E E. CHESTNUT

2,000 SF

# 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