



www.billbeall.com

## 4,000 SF Office / Warehouse- For Lease

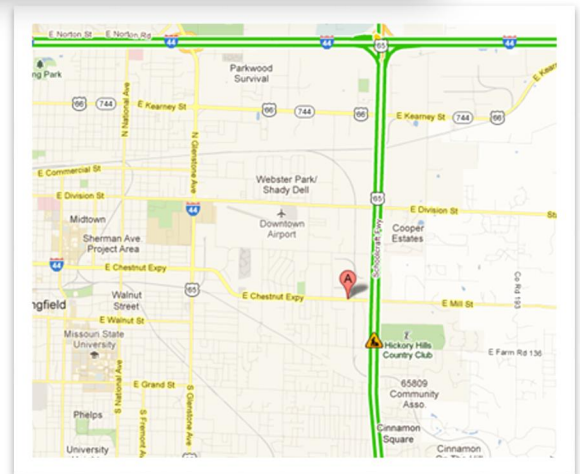
3107 G-H E. Chestnut Expressway

Springfield, MO 65802



### HIGHLIGHTS

- 4,000 SF
  - Can be combined with "F" - 2,000 SF for a total of 6,000 SF
- Located just west of Hwy 65 & Chestnut
- Two (2) 8' x 12' Drive-In Doors
- Zoned IC - Industrial Commercial
- NNN \$1.10 / SF = \$367.00 / Month
- Lease Rate: \$4.50 / SF = \$1,500.00
- Estimated Monthly Payment = \$1,867.00



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

**3107 G-H E. Chestnut Expressway**

**Springfield, MO 65802**



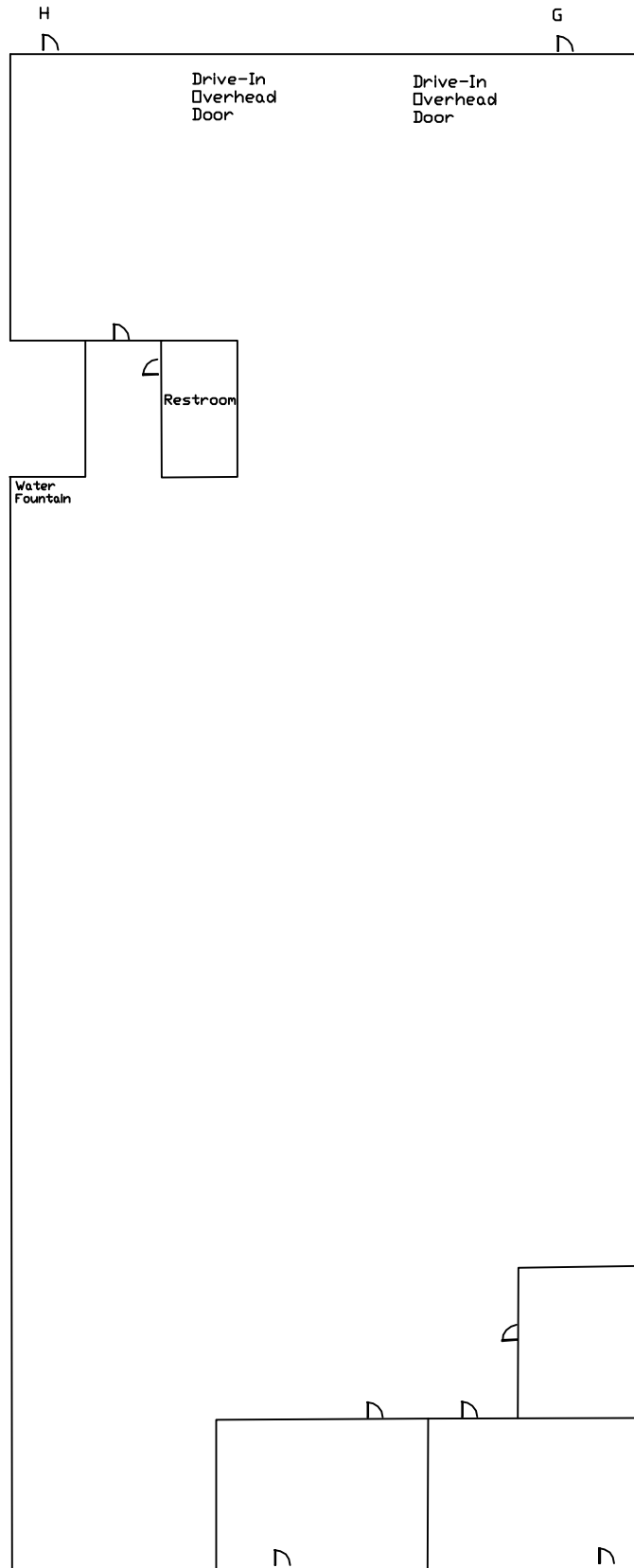
FOR ADDITIONAL INFORMATION PLEASE CONTACT

**Bill Beall Co., Inc.**

**2921 S. National Ave., Springfield, MO 65804**

**(417) 887-5535 email: [beall@billbeall.com](mailto:beall@billbeall.com)**

40'



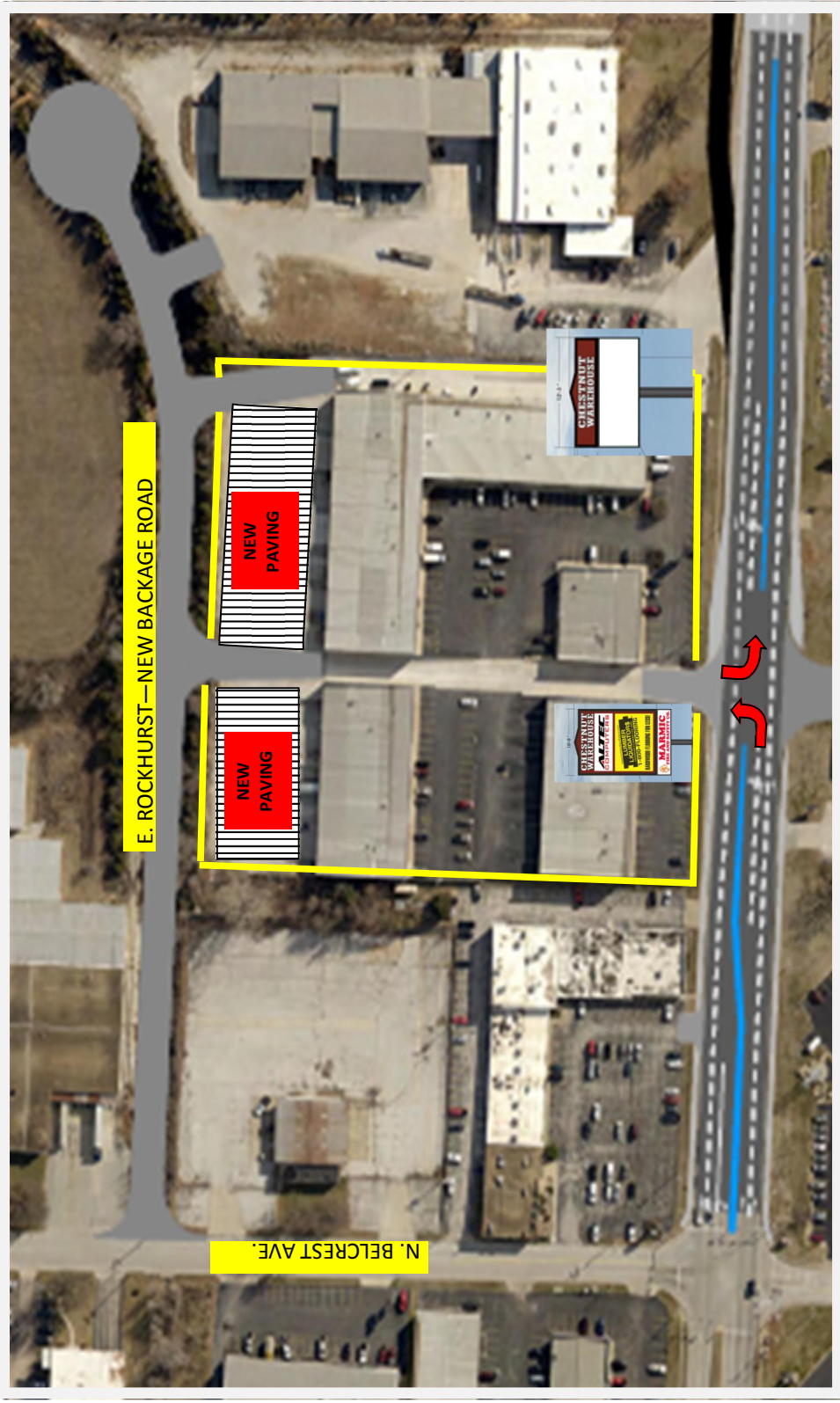
100'

3017 G-H 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