



www.billbeall.com

## 6,000 SF Office / Warehouse- For Lease

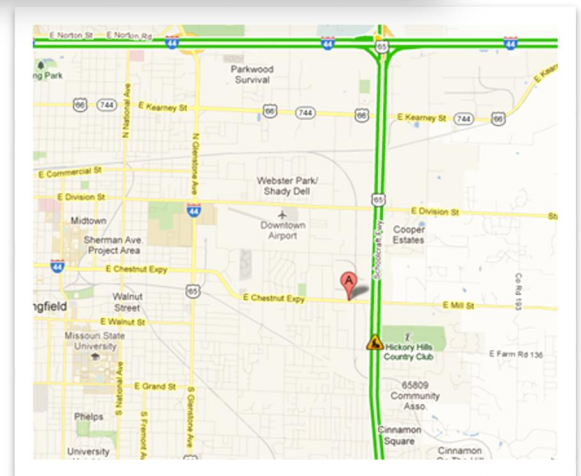
3107 L 1&2 E. Chestnut Expressway

Springfield, MO 65802



### HIGHLIGHTS

- 6,000 SF
- Located just west of Hwy 65 & Chestnut
- Two (2) 8' x 12' Drive-In Doors
- Two (2) Dock Doors
- Zoned IC - Industrial Commercial
- NNN \$1.10 / SF = \$550.00 / Month
- Lease Rate: \$4.50 / SF = \$2,250.00
- Estimated Monthly Payment = \$2,800.00



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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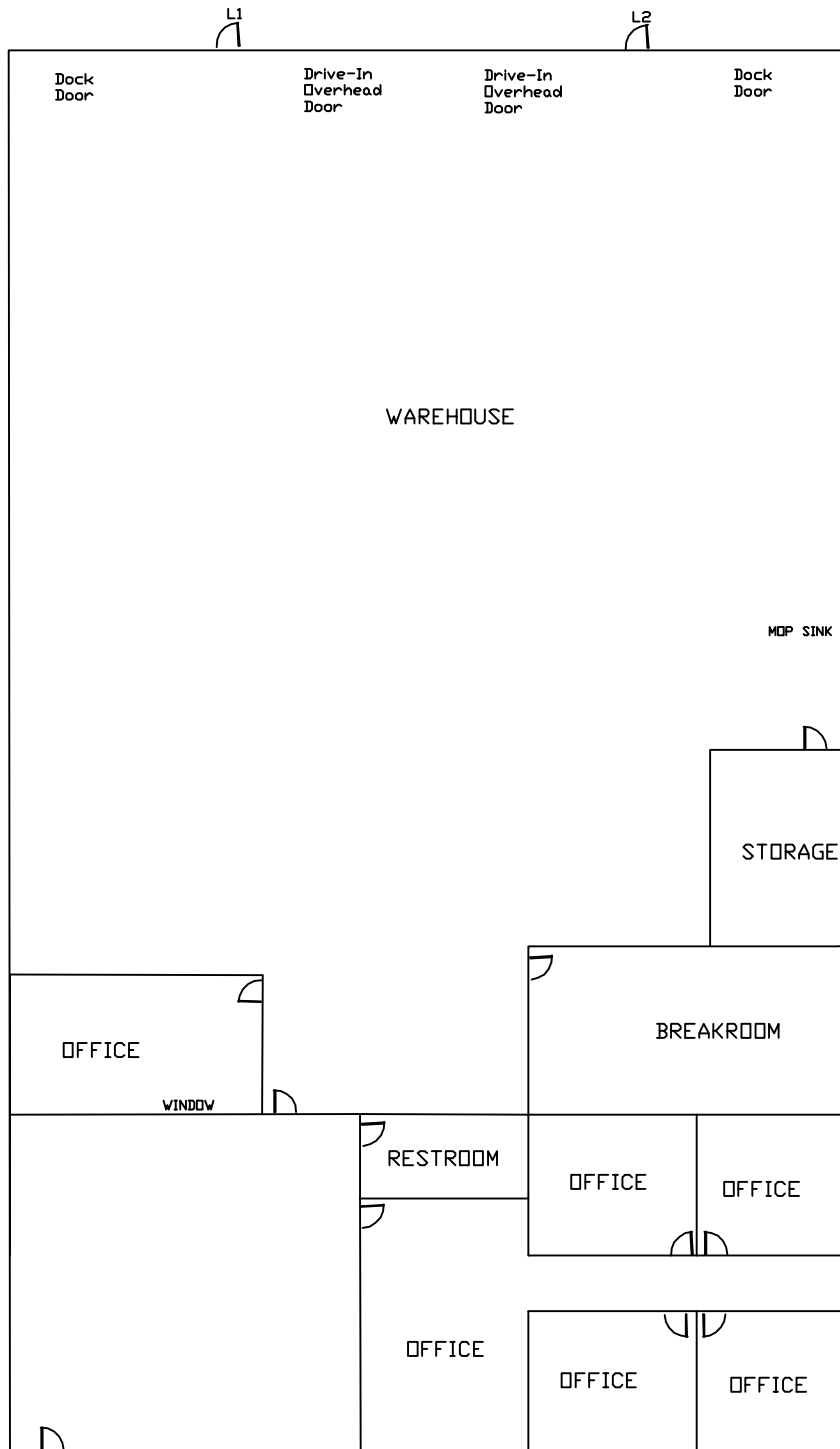
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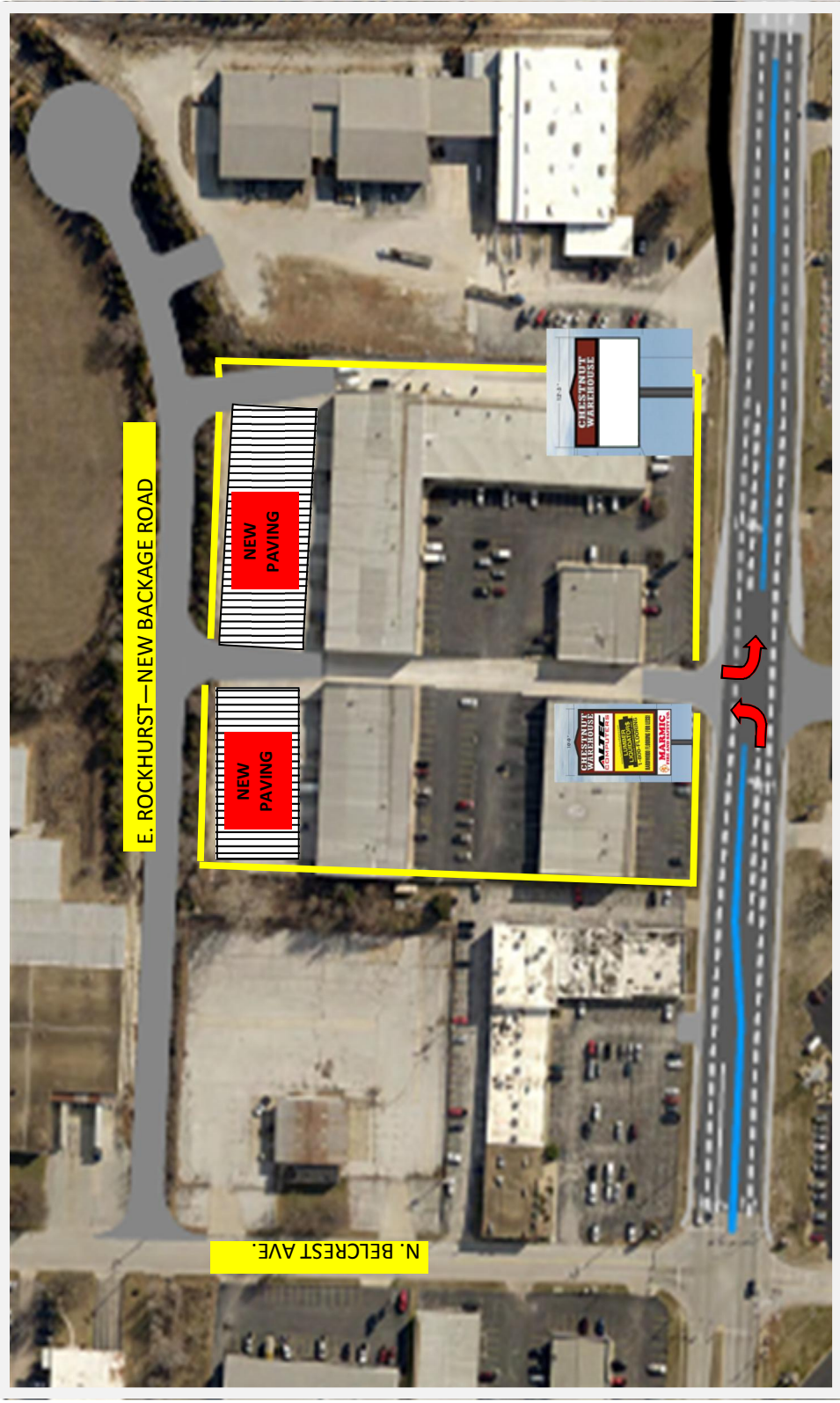
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60'



3017 L 1&2 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