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6,000 SF Office / Warehouse- For Lease

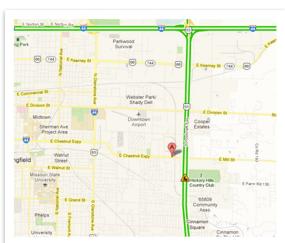
3107 L 1&2 E. Chestnut Expressway

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
- \blacksquare NNN \$1.25 / SF = \$625.00 / Month
- Lease Rate: \$5.00 / SF = \$2,500.00
- Estimated Monthly Payment = \$3,125.00



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804 (417) 887-5535 email: beall@billbeall.com

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.

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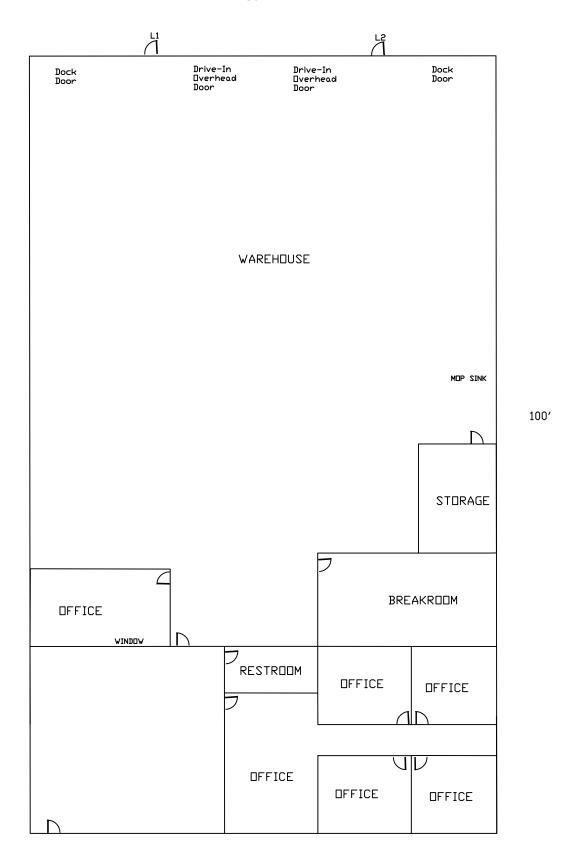


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- E. ROCKHURST—NEW BACKAGE ROAD WITH ACCESS TO BELCREST
- FULL ACCESS (WEST & EAST BOUND) ON CHESTNUT EXPRESSWAY





DIGITAL SIGNAGE

■ NORTH SIDE OF COMPLEX HARD SURFACED (PAVED)

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