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**5,000 SF Office / Warehouse - FOR LEASE**

**522 N. Prince Lane**



## HIGHLIGHTS

- 5,000 SF
- Excellent Location and Access
- 1 - Drive-In Door (10' x 12')
- 1 - Dock Door
- Lease Rate: \$4.50 / SF (\$1,875.00 / month) - NNN
- NNN Charges estimated at \$0.90/SF (\$375.00 / month)
- Estimated Monthly Payment: \$2,250.00

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)

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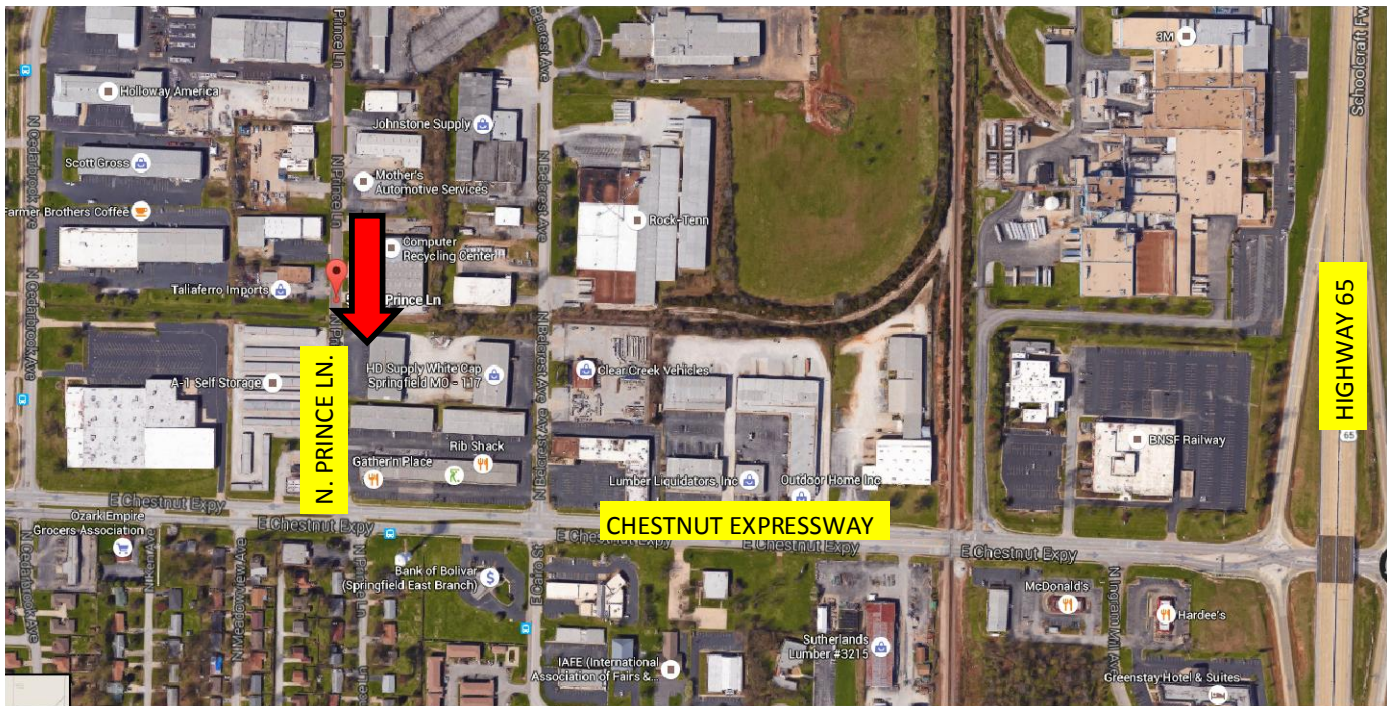
**522 N. Prince Lane**  
**Springfield, MO**

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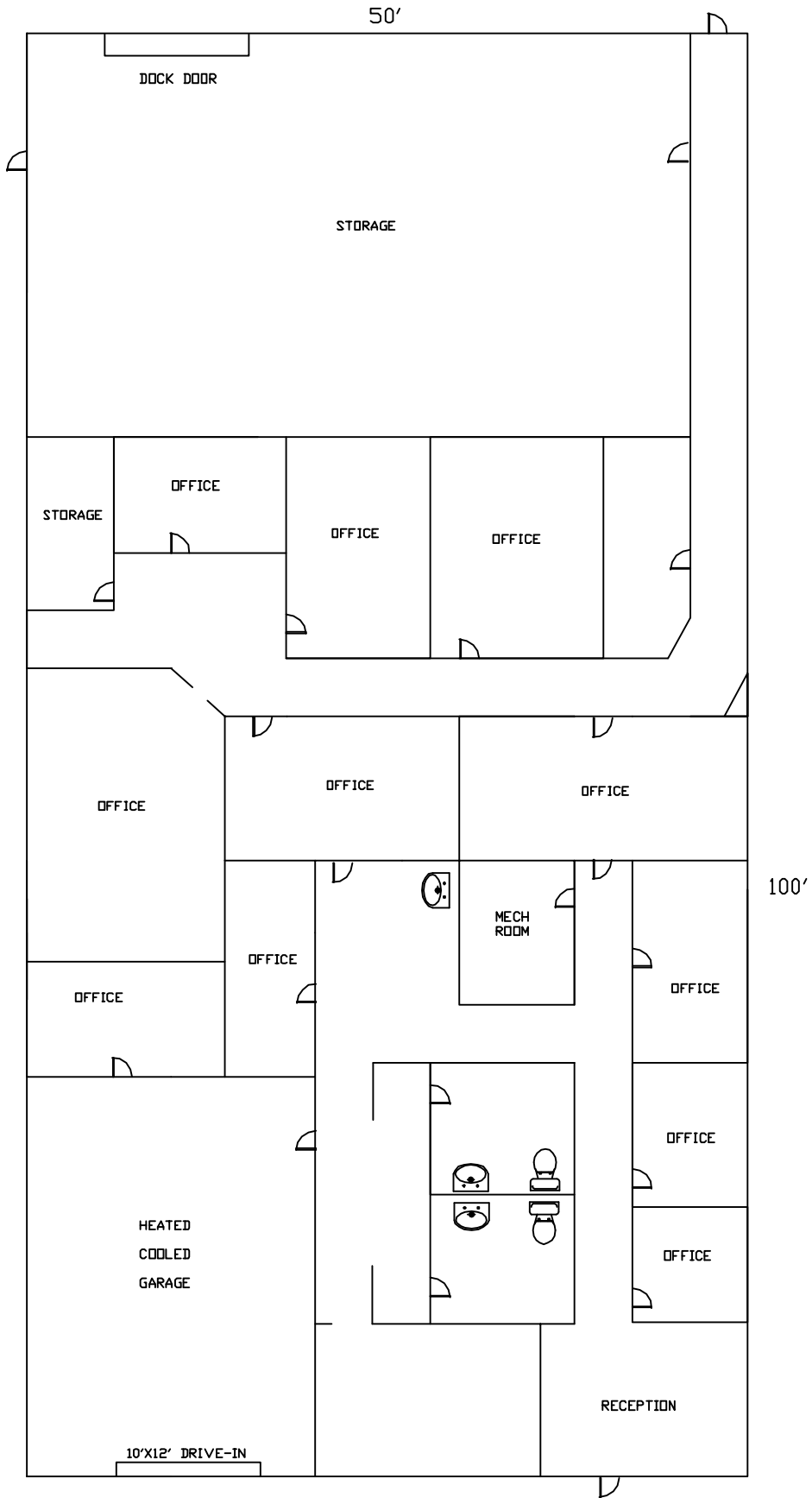


## Executive Summary

Available SF:	5,000 SF
Zoning :	General Manufacturing
Lease Rate:	\$4.50 / SF
	\$1,875.00 / month
NNN Charges:	\$0.90 / SF
	\$375.00 / month
Estimated Monthly:	\$2,250.00



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