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**4,500 SF Office / Warehouse - FOR LEASE**

**526 N. Prince Lane**



## HIGHLIGHTS

- 4,500 SF
- Excellent Location and Access
- 1 - Drive-In Door (10' x 14')
- 1 - Dock Door
- Lease Rate: \$4.50 / SF (\$1,687.50 / month) - NNN
- NNN Charges estimated at \$0.90/SF (\$337.50 / month)
- Estimated Monthly Payment: \$2,025.00

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

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



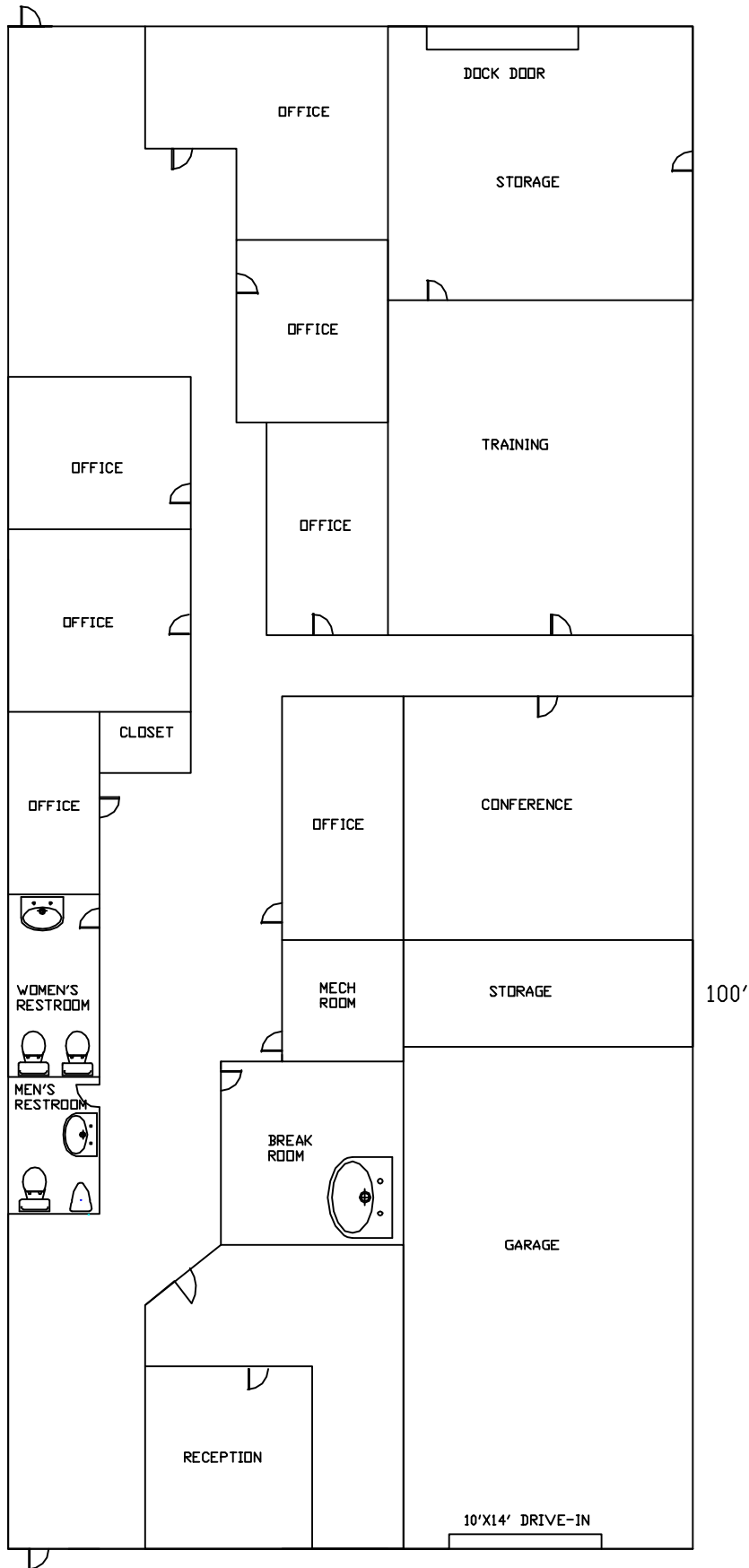
## Executive Summary

Available SF:	4,500 SF
Zoning :	General Manufacturing
Lease Rate:	\$4.50 / SF
	\$1,687.50 / month
NNN Charges:	\$0.90 / SF
	\$337.50 / month
Estimated Monthly:	\$2,025.00



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45'



526 N. PRINCE LN.