

www.billbeall.com

16,800 SF Office / Warehouse- For Lease

2136 E. Pythian St.

Springfield, MO 65802



HIGHLIGHTS

- 16,800 SF Office / Warehouse
- Lot Size: +/- 1.75 Acres
- Located just east of Chestnut Expwy on E. Pythian
- One (1) 14' Drive-In Door
- Three (3) Dock Doors
- +/- 12,150 SF Warehouse Heated
 - +/- 2,000 SF Heated & Cooled Warehouse Space
- Two Separate Office Areas
 - North Bay: +/- 1,200 SF Office Area South Bay: +/- 1,450 SF Office Area
- Zoned GM: General Manufacturing
- Mezzanine Area
- Lease Rate: $\frac{7.00}{\text{SF}} + \text{NNN}$

FOR ADDITIONAL INFORMATION PLEASE CONTACT

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

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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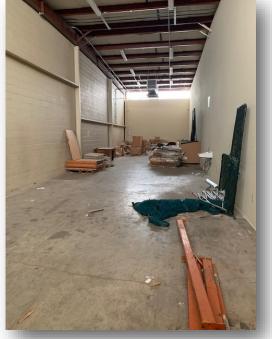
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- 16,800 SF
- One (1) Dock Door & Three (3) Drive-In Doors
- \$7.00 / SF + NNN







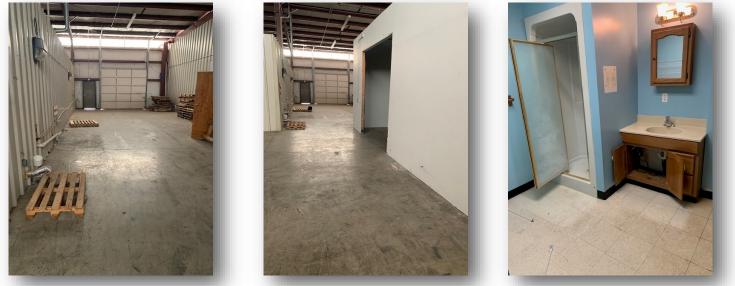


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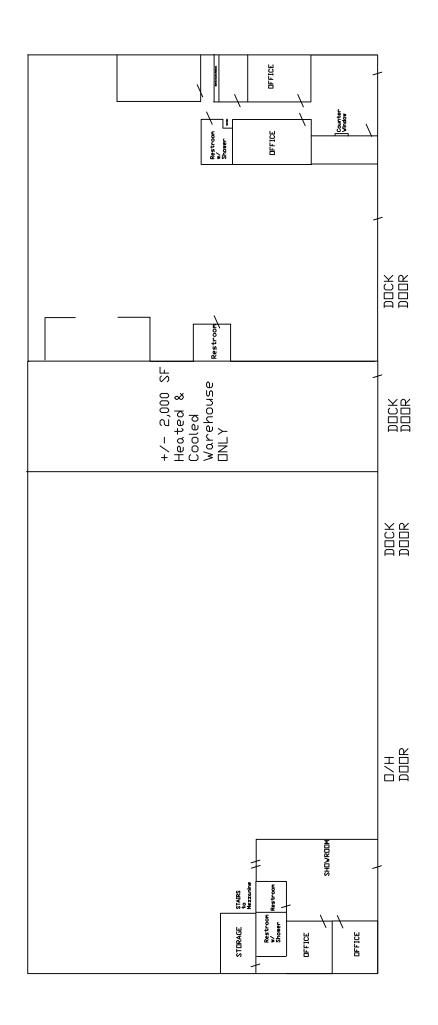






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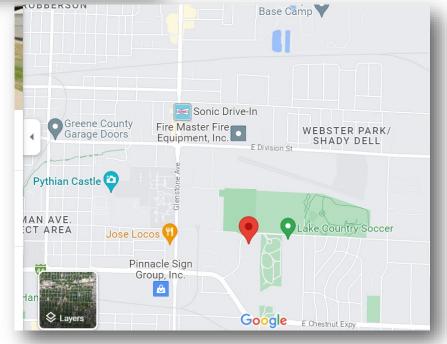
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