



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: \$7.00 / SF + NNN

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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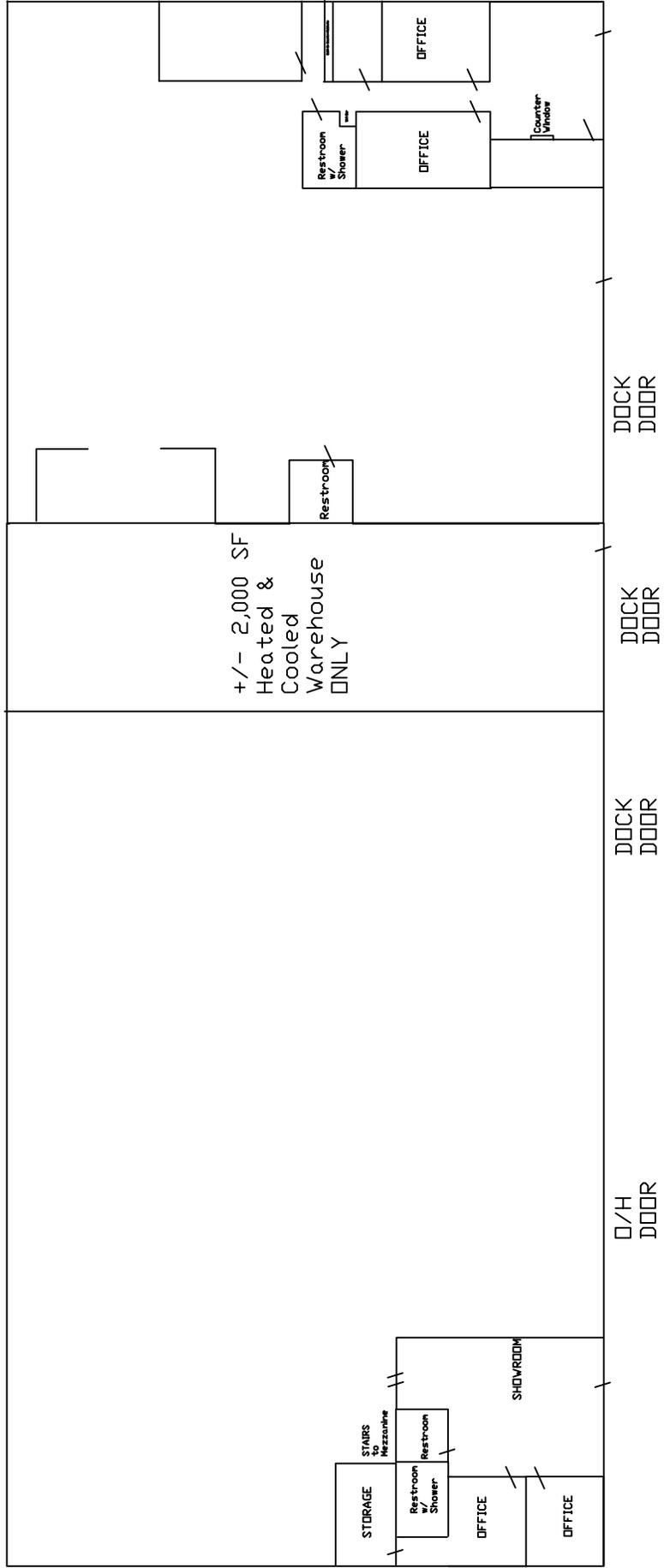
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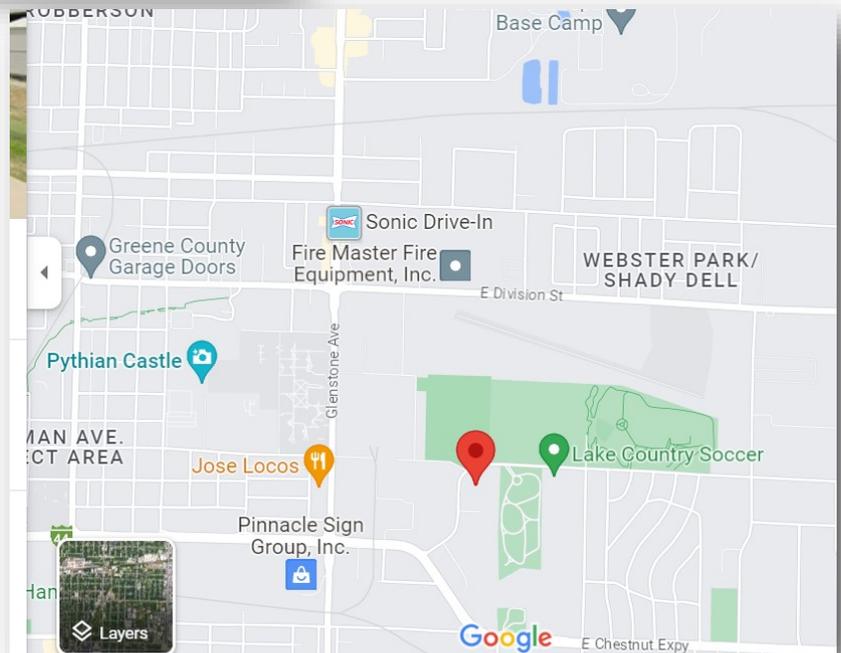
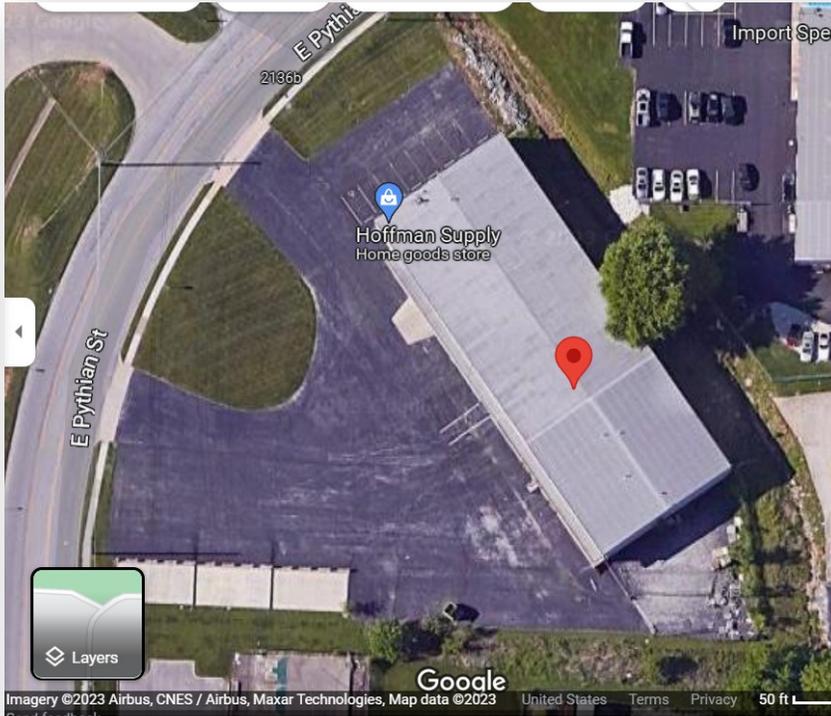
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