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3,200 - 7,200 SF Retail / Warehouse - **For Lease**

### **3 Oaks Center**

2835 E. Division - Ste. AB

Springfield, MO 65803

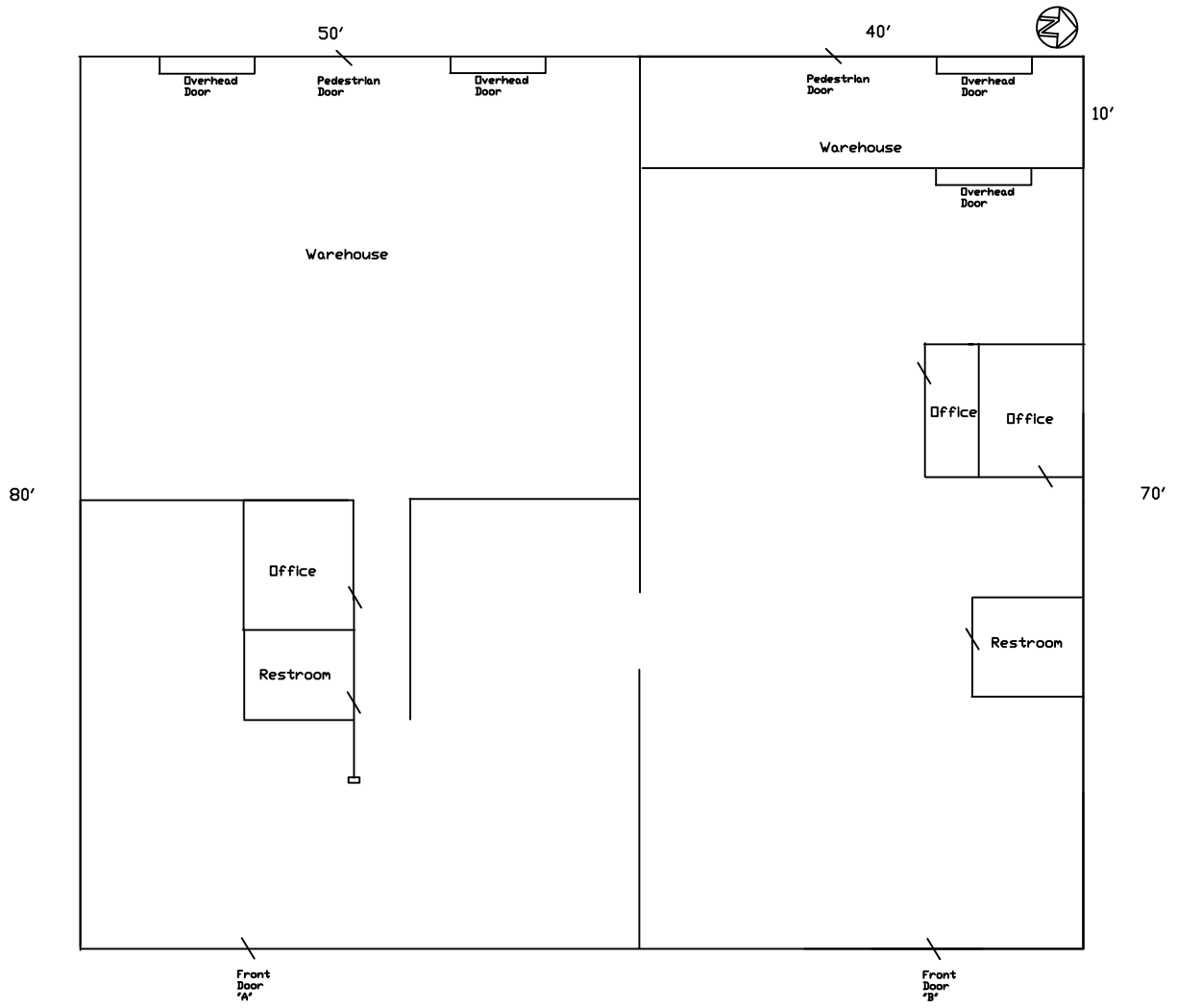


### HIGHLIGHTS

- 7,200 SF Retail / Warehouse
- Can be divided:
  - Suite A: 4,000 SF
  - Suite B: 3,200 SF
- End Cap Space - Highly Visible
- Located on E. Division just off Hwy 65
- Zoned IC: Industrial Commercial
- Three Overhead Doors
- Lease Rate Includes: Taxes, Insurance  
& Common Area Maintenance
- Tenant Pays Trash & Utilities
- \$10.00/ SF Modified Gross
- \$6,000.00 / Month

FOR ADDITIONAL INFORMATION PLEASE CONTACT

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

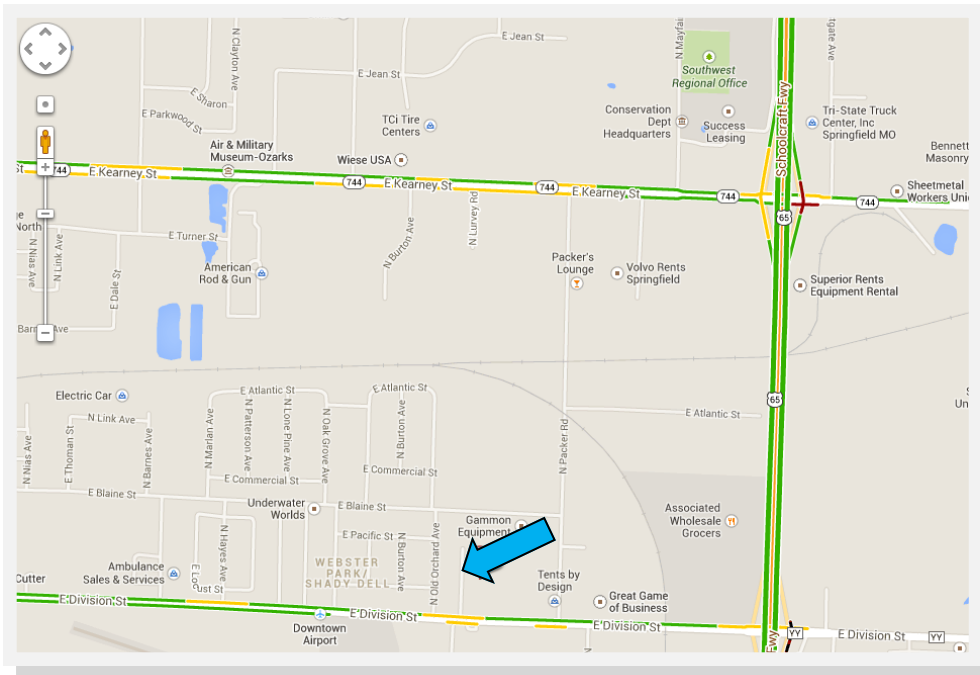


2835 E Division - Ste. A  
4,000 SF

2835 E Division - Ste. B  
3,200 SF

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