



www.billbeall.com

2,000 SF Office / Warehouse - **For Lease**

### 3 Oaks Center

2835 E. Division - Ste. I  
Springfield, MO 65803



### HIGHLIGHTS

- 2,000 SF Office / Warehouse
- Located on E. Division just off Hwy 65
- One 12' Overhead Door
- +/- 1,600 SF Heated & Cooled
- +/- 400 SF Warehouse
- Lease Rate Includes: Taxes, Insurance & Common Area Maintenance
- Tenant Pays Trash & Utilities
- \$5.50 / SF Modified Gross
- \$917.00 / Month



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

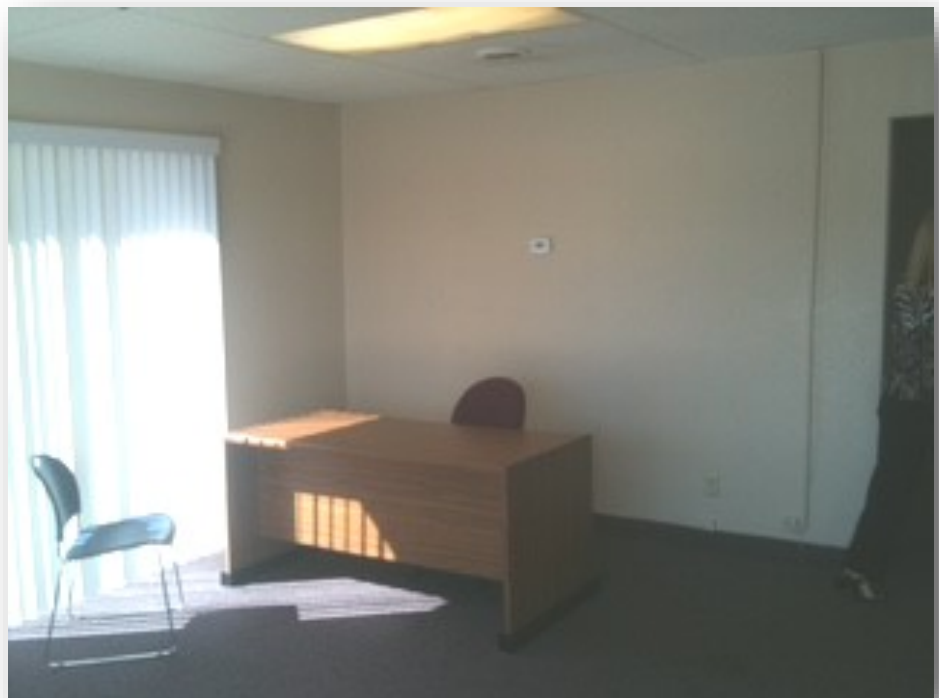
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2835 E. Division

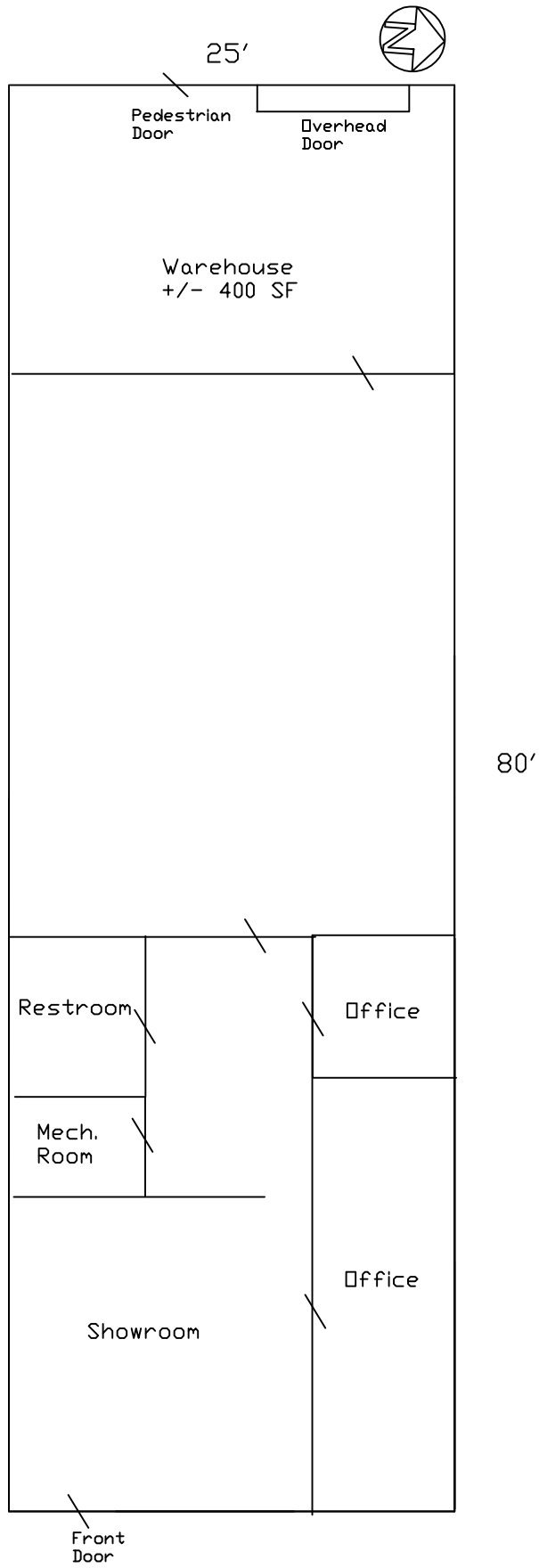
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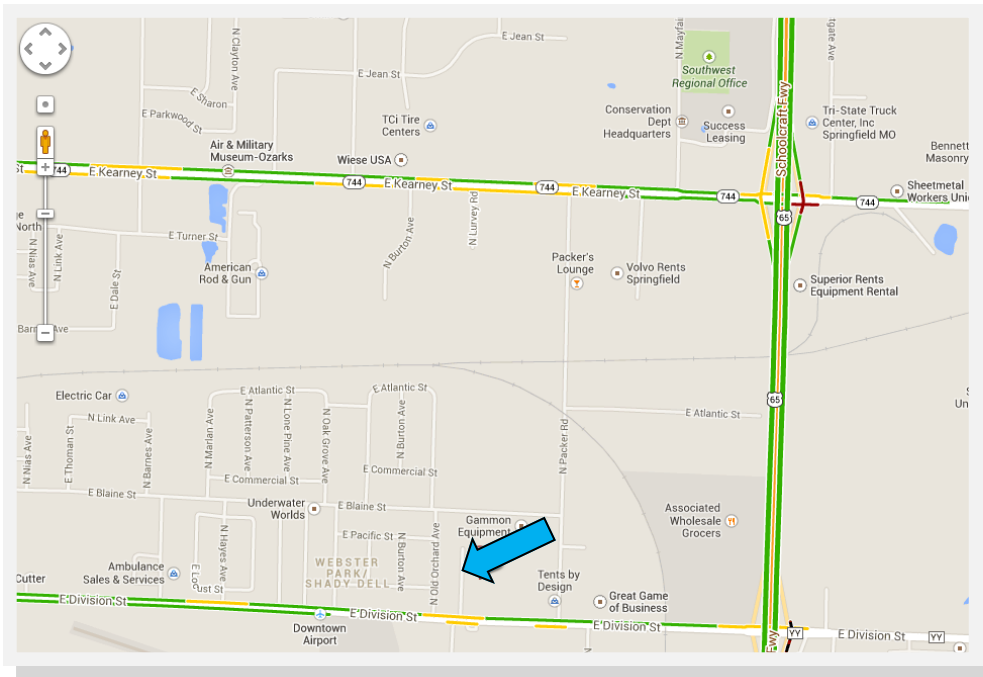
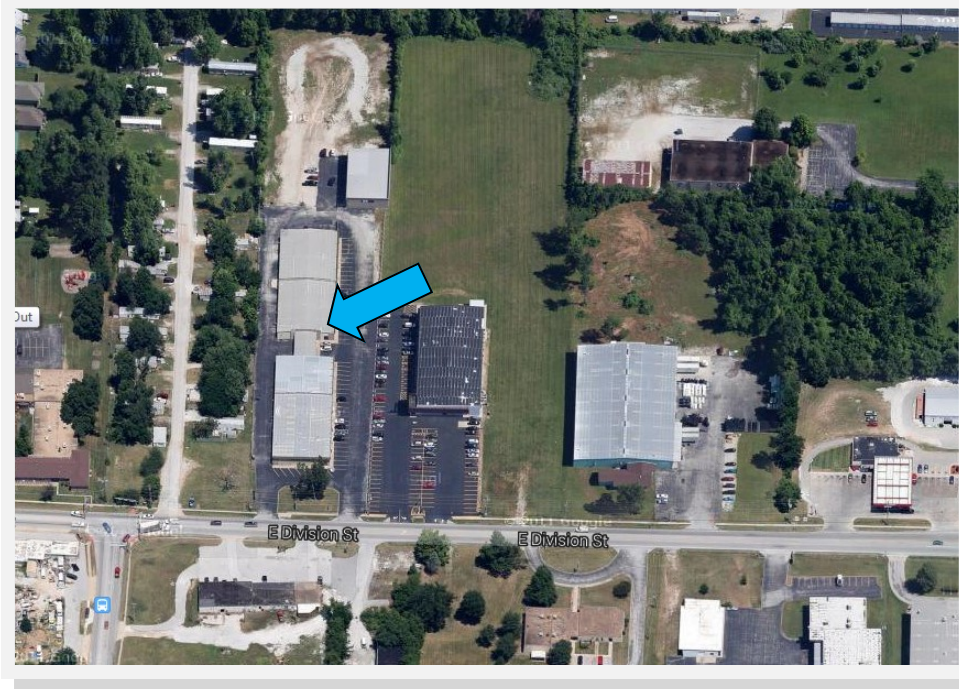
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2,000 SF

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