

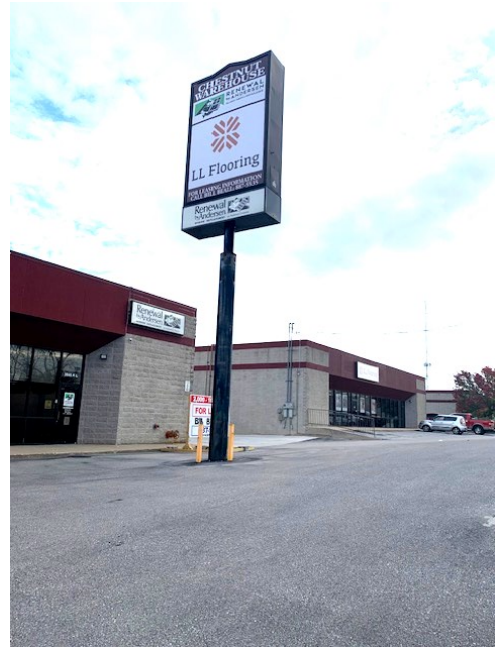


www.billbeall.com

## 4,700—10,700 SF Office / Warehouse- For Lease

3045-KL E. Chestnut Expressway

Springfield, MO 65802



### HIGHLIGHTS

- 10,700 SF : Can be divided
- Located just west of Hwy 65 & Chestnut
- Zoned IC - Industrial Commercial

### Pylon Exposure Available

#### 6,000 SF: Ste K

~2,880 Office SF

~3,120 Warehouse SF

1 Dock Door

2 Overhead 8'x12' Doors

NNN: \$1.35/SF= \$675.00

Lease Rate 8.50/SF= \$4,250.00

Est. Monthly Payment= \$4,925.00

#### 4,700 SF: Ste L

~2,250 office SF

~2,450 Warehouse SF

1 Dock door

2 Overhead 8'x12' Doors

NNN: \$1.35/SF=\$528.00

Lease Rate: \$8.50/SF=\$3,330.00

Est. Monthly Payment=\$3,858.00

#### 10,700 SF: Ste K&L -COMBINED

~5,130 office SF

~5,570 Warehouse SF

2 Dock doors

4 Overhead 8'x12' Doors

NNN: \$1.35/SF=\$1,203.00

Lease Rate: \$8.50/SF=\$7,580.00

Est. Monthly Payment=\$8,783.00

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

**3045-K E. Chestnut Expressway (6,000 SF)**  
Springfield, MO 65802



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**3045-L E. Chestnut Expressway (4,700 SF)**

**Springfield, MO 65802**

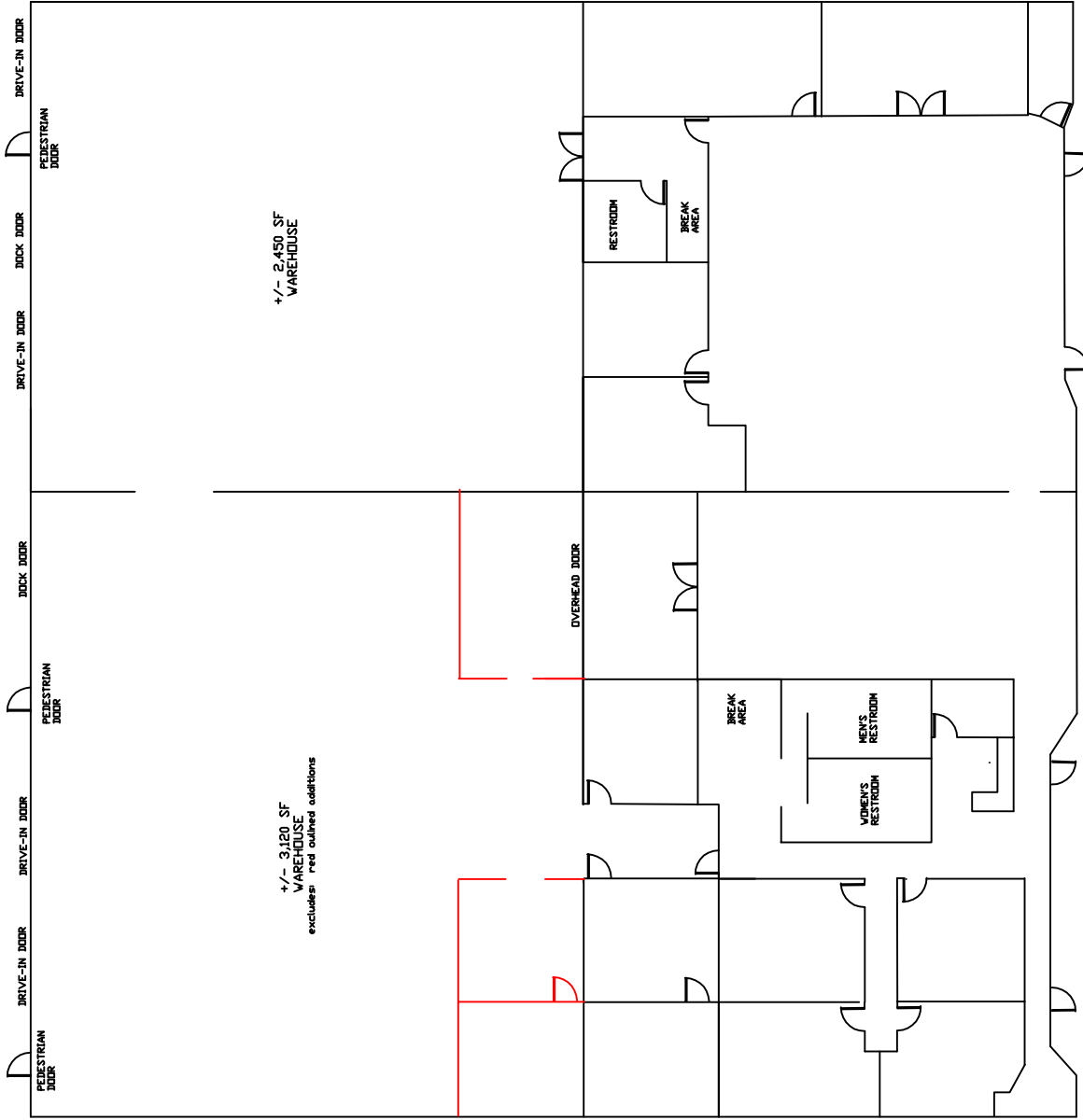


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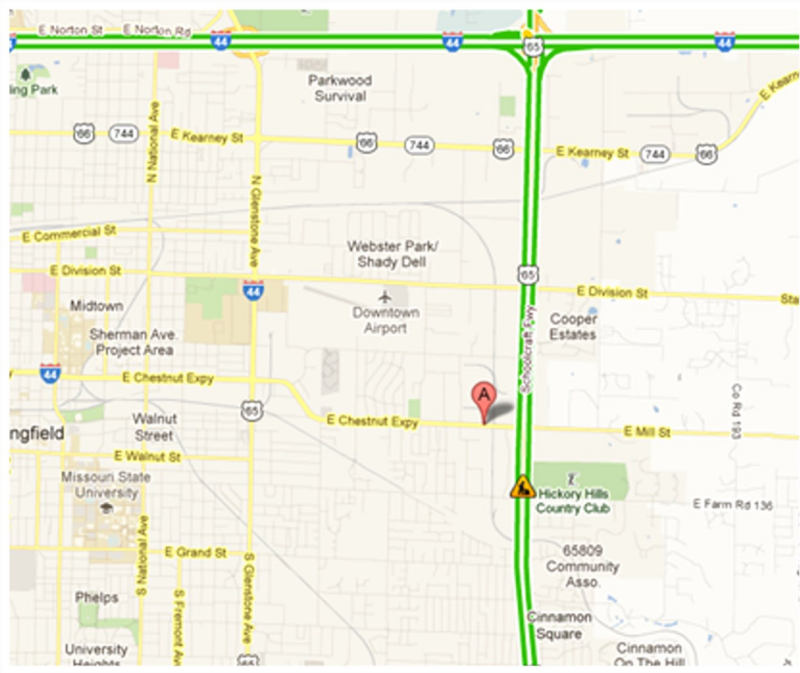
3045 - K EAST CHESTNUT EXPWY.  
6,000 SF

3045 - L EAST CHESTNUT EXPWY.  
4,700 SF



## 3045-KL E. Chestnut Expressway

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## 3045-KL E. Chestnut Expressway

Springfield, MO 65802



- E. ROCKHURST—NEW BACKAGE ROAD WITH ACCESS TO BELCREST
- FULL ACCESS (WEST & EAST BOUND) ON CHESTNUT EXPRESSWAY



- DIGITAL SIGNAGE



- NORTH SIDE OF COMPLEX HARD SURFACED (PAVED)

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