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8,000 SF Office / Warehouse- For Lease

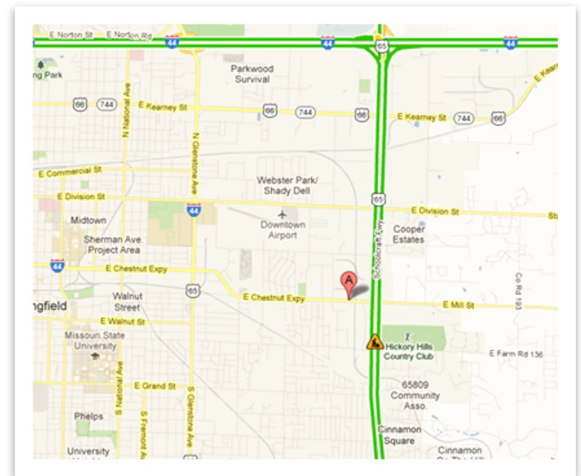
3107 PQ E. Chestnut Expressway

Springfield, MO 65802



HIGHLIGHTS

- 8,000 SF
- Located just west of Hwy 65 & Chestnut
- Two (2) 8' x 12' Drive-In Doors
- Two (2) 8' x 10' Dock Doors
- Zoned IC - Industrial Commercial
- NNN \$1.85 / SF = \$1,233.00 / Month
- Lease Rate: \$8.00 / SF = \$5,333.00
- Estimated Monthly Payment = \$6,566.00



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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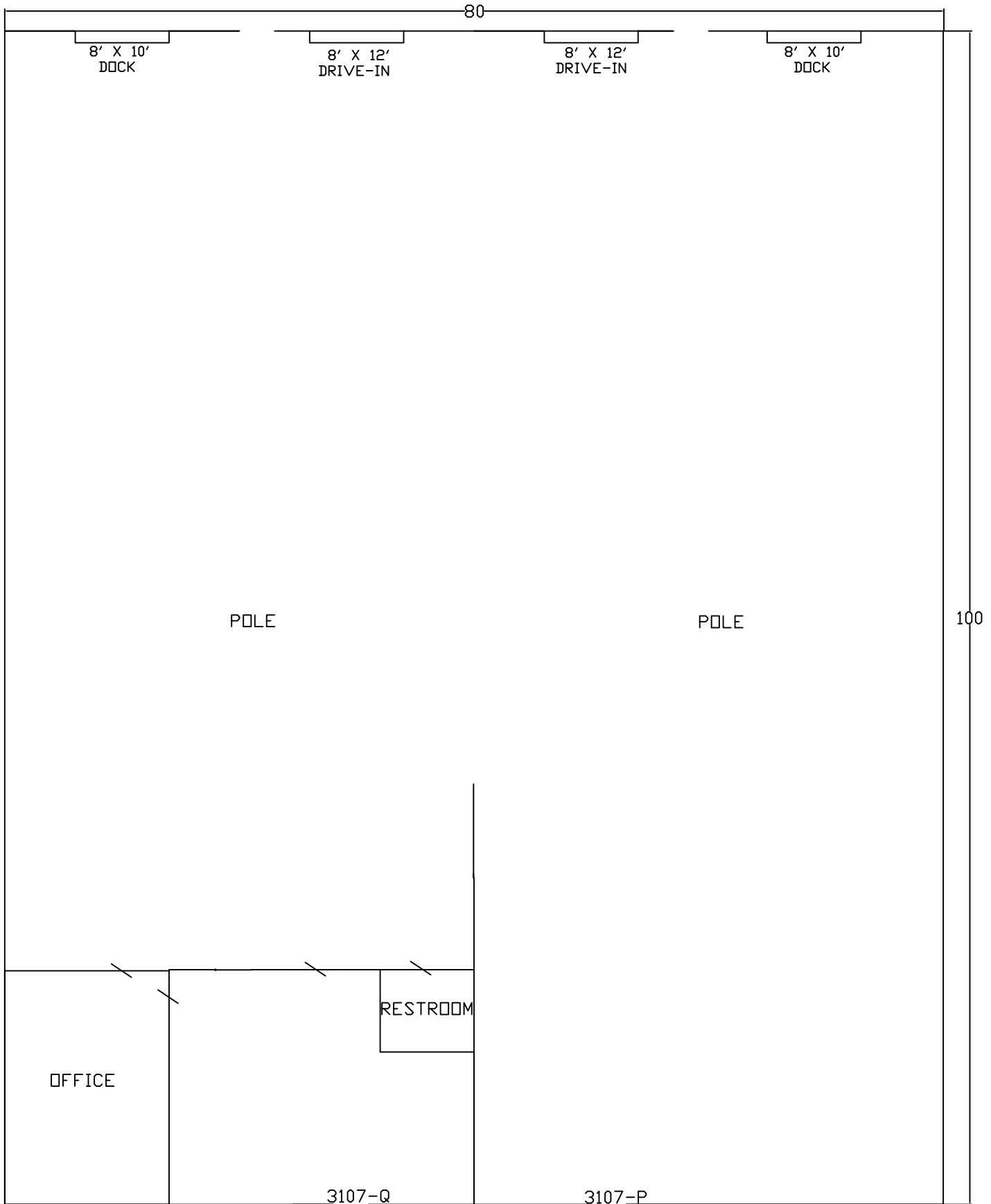


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3107-QP E. CHESTNUT

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- 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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Business Summary

Chestnut Warehouse
 3107 E Chestnut Expy, Springfield, Missouri, 65802
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 37.21049
 Longitude: -93.23155

Data for all businesses in area	1 mile		3 miles		5 miles	
Total Businesses:	388		3,381		7,995	
Total Employees:	9,433		60,201		155,896	
Total Population:	5,136		52,662		129,352	
Employee/Population Ratio (per 100 Residents)	184		114		121	

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.3%	14	0.1%	6	0.2%	43	0.1%	20	0.3%	537	0.3%
Mining	1	0.3%	15	0.2%	5	0.1%	68	0.1%	10	0.1%	123	0.1%
Utilities	0	0.0%	0	0.0%	1	0.0%	18	0.0%	2	0.0%	307	0.2%
Construction	35	9.0%	369	3.9%	228	6.7%	2,822	4.7%	437	5.5%	4,182	2.7%
Building Construction	8	2.1%	81	0.9%	73	2.2%	880	1.5%	147	1.8%	1,265	0.8%
Heavy/Civil Eng Construction	1	0.3%	4	0.0%	10	0.3%	95	0.2%	24	0.3%	354	0.2%
Specialty Trade Contractor	27	7.0%	285	3.0%	145	4.3%	1,847	3.1%	266	3.3%	2,563	1.6%
Manufacturing	32	8.3%	1,723	18.3%	187	5.5%	7,106	11.8%	291	3.6%	9,797	6.3%
Wholesale Trade	38	9.8%	1,953	20.7%	189	5.6%	4,962	8.2%	276	3.5%	6,425	4.1%
Durable Goods	29	7.5%	1,521	16.1%	154	4.5%	3,337	5.5%	221	2.8%	4,312	2.8%
Nondurable Goods	9	2.3%	431	4.6%	33	1.0%	1,607	2.7%	52	0.7%	2,090	1.3%
Trade Broker	0	0.0%	0	0.0%	2	0.1%	18	0.0%	3	0.0%	23	0.0%
Retail Trade	54	13.9%	2,911	30.9%	441	13.0%	11,164	18.5%	1,103	13.8%	21,937	14.1%
Motor Vehicle & Parts Dealers	25	6.4%	1,710	18.1%	116	3.4%	3,463	5.8%	182	2.3%	4,178	2.7%
Furniture & Home Furnishings Stores	6	1.6%	66	0.7%	25	0.7%	198	0.3%	66	0.8%	458	0.3%
Electronics & Appliance Stores	1	0.3%	5	0.1%	17	0.5%	104	0.2%	39	0.5%	340	0.2%
Building Material & Garden Equipment & Supplies Dealers	6	1.6%	53	0.6%	34	1.0%	331	0.6%	77	1.0%	1,033	0.7%
Food & Beverage Stores	3	0.8%	29	0.3%	50	1.5%	716	1.2%	101	1.3%	1,654	1.1%
Health & Personal Care Stores	1	0.3%	24	0.3%	22	0.7%	319	0.5%	100	1.3%	1,328	0.8%
Gasoline Stations & Fuel Dealers	0	0.0%	0	0.0%	9	0.3%	51	0.1%	24	0.3%	144	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	1	0.3%	8	0.1%	25	0.7%	238	0.4%	142	1.8%	1,538	1.0%
Sporting Goods, Hobby, Book, & Music Stores	7	1.8%	980	10.4%	99	2.9%	4,593	7.6%	236	3.0%	7,992	5.1%
General Merchandise Stores	2	0.5%	36	0.4%	42	1.2%	1,151	1.9%	136	1.7%	3,272	2.1%
Transportation & Warehousing	11	2.8%	182	1.9%	94	2.8%	2,475	4.1%	154	1.9%	3,816	2.5%
Truck Transportation	4	1.0%	61	0.7%	48	1.4%	1,525	2.5%	77	1.0%	1,869	1.2%
Information	18	4.6%	559	5.9%	89	2.6%	1,743	2.9%	192	2.4%	3,713	2.4%
Finance & Insurance	12	3.1%	59	0.6%	174	5.2%	1,164	1.9%	451	5.6%	3,356	2.1%
Central Bank/Credit Intermediation & Related Activities	3	0.8%	23	0.2%	62	1.8%	605	1.0%	157	2.0%	1,739	1.1%
Securities & Commodity Contracts	3	0.8%	8	0.1%	44	1.3%	209	0.3%	110	1.4%	661	0.4%
Funds, Trusts & Other Financial Vehicles	6	1.6%	28	0.3%	68	2.0%	351	0.6%	184	2.3%	956	0.6%
Real Estate, Rental & Leasing	23	5.9%	102	1.1%	216	6.4%	997	1.7%	493	6.2%	3,599	2.3%
Professional, Scientific & Tech Services	36	9.3%	234	2.5%	338	10.0%	2,476	4.1%	807	10.1%	5,918	3.8%
Legal Services	3	0.8%	14	0.1%	70	2.1%	404	0.7%	198	2.5%	1,273	0.8%
Management of Companies & Enterprises	1	0.3%	4	0.0%	5	0.1%	22	0.0%	16	0.2%	503	0.3%
Administrative, Support & Waste Management Services	19	4.9%	183	1.9%	119	3.5%	979	1.6%	279	3.5%	3,067	2.0%
Educational Services	7	1.8%	174	1.8%	74	2.2%	3,801	6.3%	187	2.3%	8,848	5.7%

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Business Summary

Chestnut Warehouse
 3107 E Chestnut Expy, Springfield, Missouri, 65802
 Rings: 1, 3, 5 mile radii

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 Latitude: 37.21049
 Longitude: -93.23155

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	13	3.4%	142	1.5%	321	9.5%	9,681	16.1%	1,053	13.2%	48,553	31.1%
Ambulatory Health Care	9	2.3%	111	1.2%	239	7.1%	5,478	9.1%	797	10.0%	20,662	13.3%
Hospital	0	0.0%	0	0.0%	9	0.3%	3,050	5.1%	50	0.6%	23,801	15.3%
Nursing/Residential Care	0	0.0%	5	0.1%	6	0.2%	96	0.2%	39	0.5%	1,222	0.8%
Social Assistance	4	1.0%	26	0.3%	67	2.0%	1,057	1.8%	167	2.1%	2,868	1.8%
Arts, Entertainment & Recreation	7	1.8%	51	0.5%	52	1.5%	863	1.4%	143	1.8%	2,035	1.3%
Accommodation & Food Services	19	4.9%	231	2.5%	251	7.4%	4,071	6.8%	628	7.8%	10,855	7.0%
Accommodation	1	0.3%	28	0.3%	41	1.2%	875	1.4%	83	1.0%	1,510	1.0%
Food Services & Drinking Places	18	4.6%	203	2.1%	209	6.2%	3,197	5.3%	545	6.8%	9,346	6.0%
Other Services (except Public Administration)	55	14.2%	493	5.2%	475	14.1%	3,798	6.3%	1,148	14.4%	10,155	6.5%
Repair & Maintenance	22	5.7%	248	2.6%	134	4.0%	1,429	2.4%	236	3.0%	2,057	1.3%
Automotive Repair & Maintenance	19	4.9%	235	2.5%	110	3.3%	1,317	2.2%	175	2.2%	1,755	1.1%
Personal & Laundry Service	7	1.8%	29	0.3%	135	4.0%	887	1.5%	386	4.8%	2,149	1.4%
Civic and Other Orgs	25	6.4%	217	2.3%	206	6.1%	1,481	2.5%	526	6.6%	5,949	3.8%
Public Administration	1	0.3%	32	0.3%	48	1.4%	1,928	3.2%	159	2.0%	8,113	5.2%
Unclassified Establishments	6	1.6%	0	0.0%	67	2.0%	20	0.0%	146	1.8%	57	0.0%
Total	388	100.0%	9,433	100.0%	3,381	100.0%	60,201	100.0%	7,995	100.0%	155,896	100.0%

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by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	4	1.0%	46	0.5%	53	1.6%	483	0.8%	143	1.8%	1,382	0.9%
Construction	31	8.0%	354	3.8%	207	6.1%	2,618	4.3%	398	5.0%	3,773	2.4%
Manufacturing	33	8.5%	1,721	18.2%	173	5.1%	6,981	11.6%	266	3.3%	9,882	6.3%
Transportation	14	3.6%	186	2.0%	116	3.4%	2,540	4.2%	201	2.5%	4,061	2.6%
Communication	10	2.6%	499	5.3%	44	1.3%	1,081	1.8%	96	1.2%	2,163	1.4%
Utility	0	0.0%	0	0.0%	7	0.2%	72	0.1%	16	0.2%	462	0.3%
Wholesale Trade	38	9.8%	1,956	20.7%	191	5.7%	4,971	8.3%	278	3.5%	6,434	4.1%
Retail Trade Summary	73	18.8%	3,142	33.3%	663	19.6%	14,523	24.1%	1,681	21.0%	31,623	20.3%
Home Improvement	6	1.6%	53	0.6%	34	1.0%	331	0.6%	77	1.0%	1,033	0.7%
General Merchandise Stores	2	0.5%	35	0.4%	23	0.7%	972	1.6%	81	1.0%	2,909	1.9%
Food Stores	5	1.3%	36	0.4%	62	1.8%	794	1.3%	134	1.7%	1,919	1.2%
Auto Dealers & Gas Stations	25	6.4%	1,710	18.1%	125	3.7%	3,506	5.8%	203	2.5%	4,303	2.8%
Apparel & Accessory Stores	0	0.0%	5	0.1%	17	0.5%	189	0.3%	115	1.4%	1,397	0.9%
Furniture & Home Furnishings	8	2.1%	95	1.0%	47	1.4%	365	0.6%	117	1.5%	971	0.6%
Eating & Drinking Places	17	4.4%	200	2.1%	202	6.0%	3,147	5.2%	525	6.6%	9,180	5.9%
Miscellaneous Retail	9	2.3%	1,008	10.7%	153	4.5%	5,219	8.7%	429	5.4%	9,911	6.4%
Finance, Insurance, Real Estate Summary	28	7.2%	115	1.2%	349	10.3%	1,869	3.1%	897	11.2%	7,113	4.6%
Banks, Savings & Lending Institutions	3	0.8%	23	0.2%	61	1.8%	604	1.0%	162	2.0%	1,782	1.1%
Securities Brokers	3	0.8%	8	0.1%	44	1.3%	208	0.3%	104	1.3%	610	0.4%
Insurance Carriers & Agents	6	1.6%	28	0.3%	68	2.0%	351	0.6%	183	2.3%	954	0.6%
Real Estate, Holding, Other Investment Offices	17	4.4%	57	0.6%	176	5.2%	707	1.2%	449	5.6%	3,768	2.4%
Services Summary	151	38.9%	1,381	14.6%	1,464	43.3%	23,135	38.4%	3,717	46.5%	80,858	51.9%
Hotels & Lodging	1	0.3%	28	0.3%	41	1.2%	875	1.4%	83	1.0%	1,510	1.0%
Automotive Services	21	5.4%	248	2.6%	132	3.9%	1,454	2.4%	217	2.7%	2,005	1.3%
Movies & Amusements	11	2.8%	100	1.1%	73	2.2%	998	1.7%	170	2.1%	2,106	1.4%
Health Services	9	2.3%	111	1.2%	252	7.5%	8,580	14.3%	868	10.9%	45,340	29.1%
Legal Services	3	0.8%	11	0.1%	65	1.9%	389	0.7%	186	2.3%	1,207	0.8%
Education Institutions & Libraries	5	1.3%	148	1.6%	66	1.9%	4,058	6.7%	169	2.1%	9,122	5.8%
Other Services	100	25.8%	735	7.8%	834	24.7%	6,782	11.3%	2,024	25.3%	19,569	12.6%
Government	1	0.3%	32	0.3%	47	1.4%	1,911	3.2%	156	1.9%	8,088	5.2%
Unclassified Establishments	6	1.6%	0	0.3%	67	2.0%	20	3.2%	146	1.8%	57	5.2%
Totals	388	100.0%	9,433	100.0%	3,381	100.0%	60,201	100.0%	7,995	100.0%	155,896	100.0%

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