



www.billbeall.com

2,000 SF Office / Warehouse- For Lease

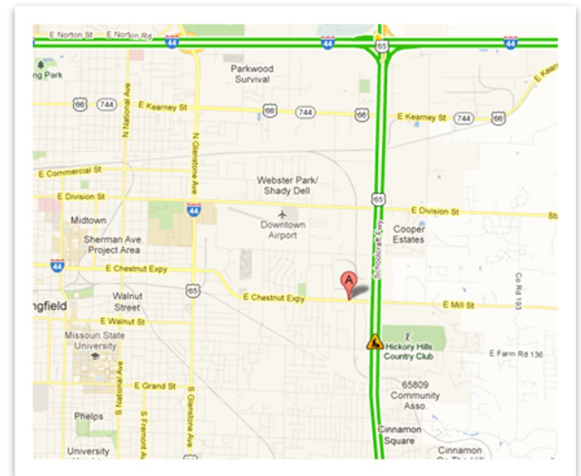
3107-F E. Chestnut Expressway

Springfield, MO 65802



HIGHLIGHTS

- 2,000 SF
- Located just west of Hwy 65 & Chestnut
- Fully Heated & Cooled
- One (1) 8' x 12' Drive-In Door
- Zoned IC - Industrial Commercial
- NNN \$1.35 / SF = \$225.00 / Month
- Lease Rate: \$7.50 / SF = \$1,250.00
- Estimated Monthly Payment = \$1,475.00



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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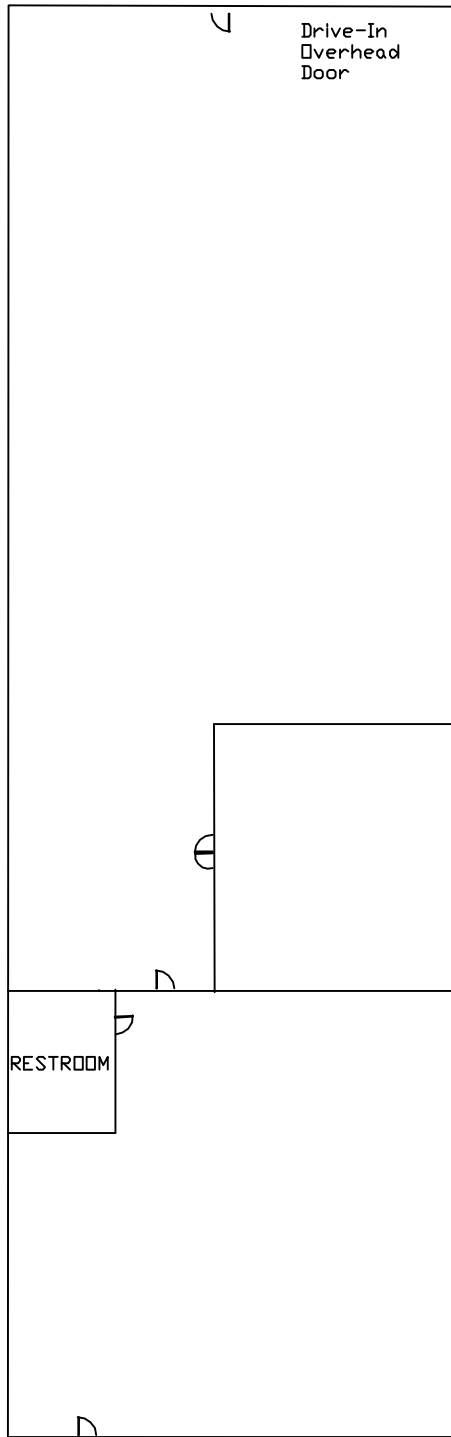
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25'



80'

RESTROOM

3107-F 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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