



www.billbeall.com

8,000 SF Office / Warehouse- For Sale or Lease

3950 N. 20th Street

Ozark, MO 65721



HIGHLIGHTS

- 8,000 SF Office Warehouse Building
- +/- 2,000 SF Office
- +/-6,000 SF Warehouse
- Zoned: C-2
- 20' Ceiling Height
- Rental Rate: \$8.00/SF (\$5,334.00) + NNN
- Sales Price: \$800,000.00
- Exceptional Hwy 65 Visibility
- Pallet Racking Available
- Two (2) 10' Dock Doors
- One (1) 18' Overhead Drive-In Door
- 2023 Insurance = \$2,544.00 (\$0.32 / SF)
- 2023 Real Estate Taxes = \$5,726.24 (\$0.72 / SF)

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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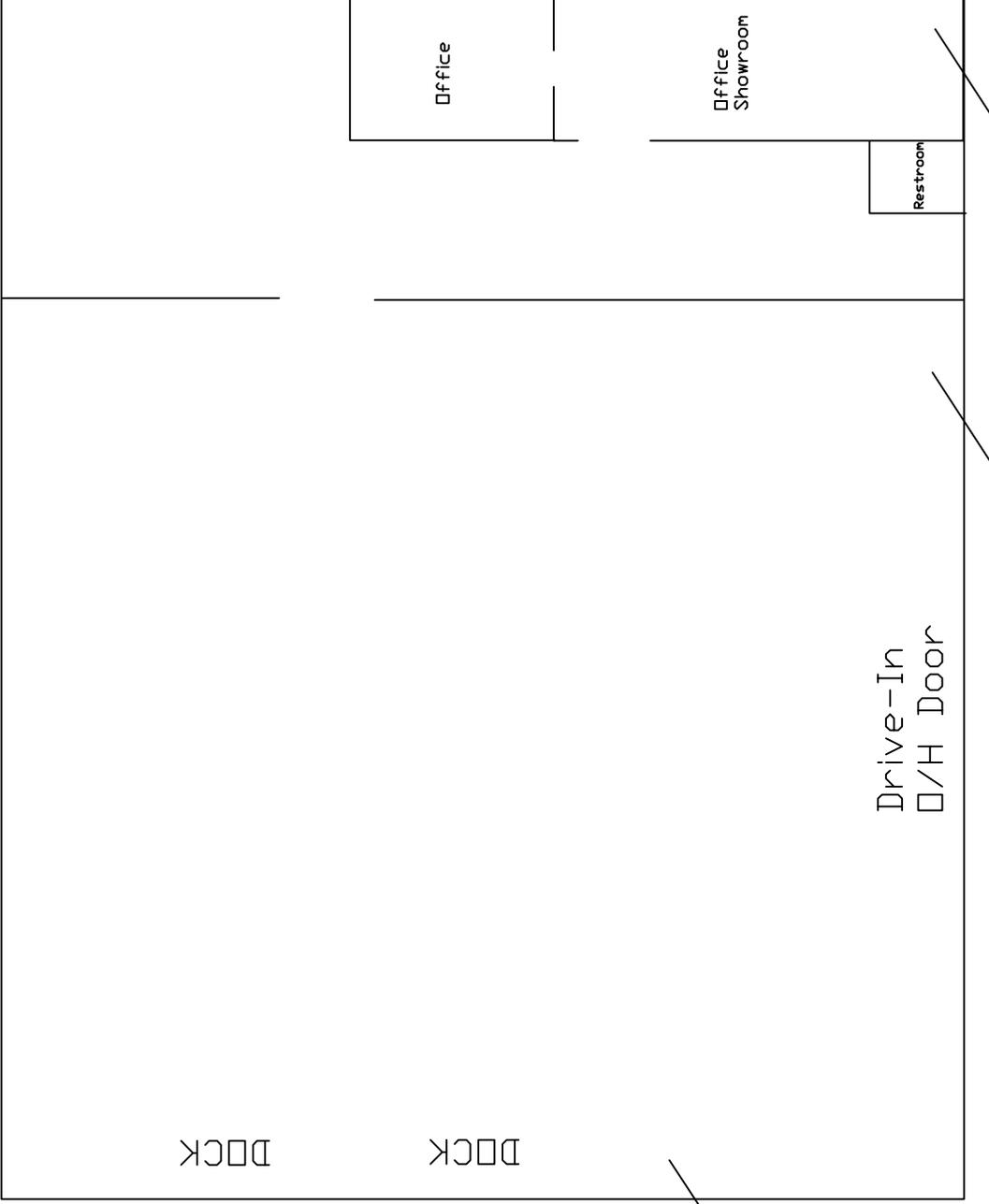
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100'



80'

DOCK

DOCK

Office

Office Showroom

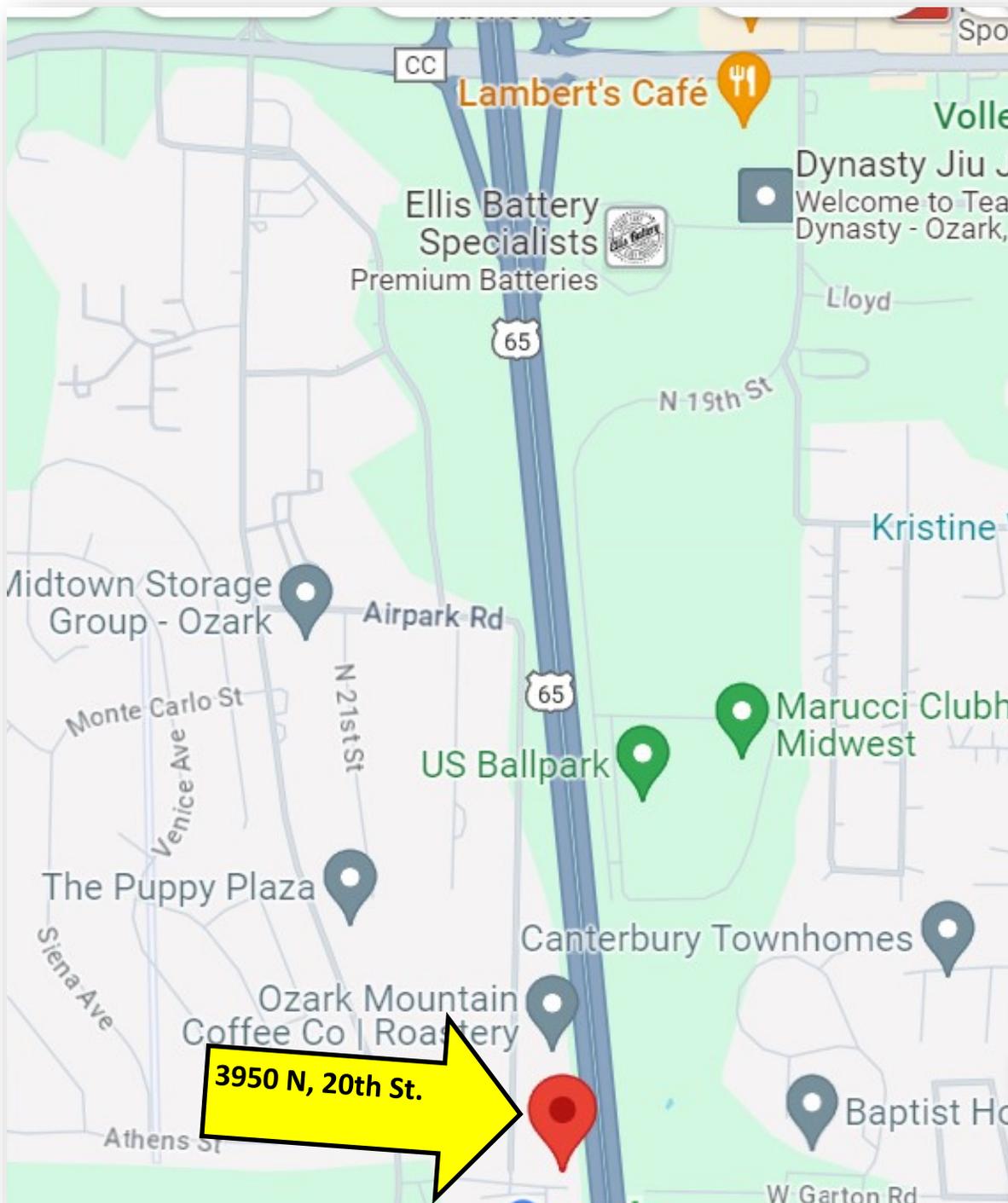
Restroom

Drive-In
O/H Door

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