



www.billbeall.com

4,500-9,500 SF Office / Warehouse- For Lease

514-518 N Prince Lane

Springfield, MO 65802



HIGHLIGHTS

- 9,500 SF : Can be divided
- Close to Hwy 65
- Zoned General Manufacturing

514 N. Prince LN

4,500 Total SF

2 Cross Access Drive-In Doors (10x12)

Lease Rate: \$7.00/SF (\$2,625.00/MO)

NNN Charges: ~\$1.30/SF (487.50/MO)

Estimated Monthly: \$3,112.50

518 N Prince LN

5,000 SF (~1,300 Office/ ~3,700 Warehouse)

1 Drive-In Door (10x12)

1 Dock Door (8x8)

Lease Rate \$7.00/SF (\$2,915.00/MO)

NNN Charges: ~1.30/SF (\$542.00/MO)

Estimated Monthly \$3,457.00

COMBINED

9,500 SF

3 Drive-In Doors (10x12)

1 Dock Door (8x8)

\$7.00/SF (\$5,540.00/MO)

\$1.30/SF (\$1,029.50/MO)

Estimated Monthly: \$6,569.50

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

514-518 N. Prince Ln (4,500-9,500 SF)

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Pylon Exposure Available



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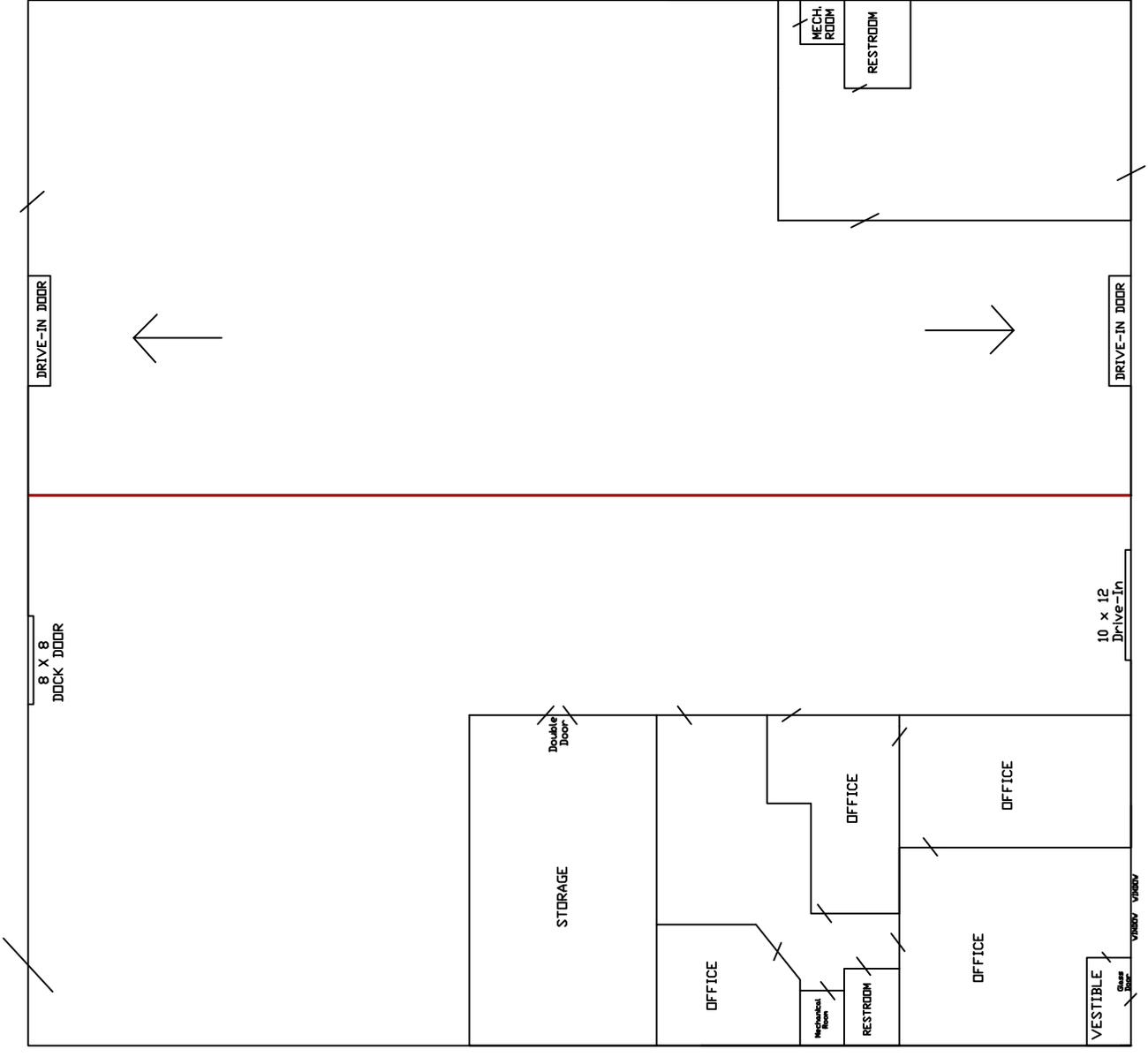


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518 N. PRINCE LANE

+/- 5,000 SF

514 N. PRINCE LN.

+/- 4,500 SF

514-518 N Prince Ln (4,500-9,500SF)

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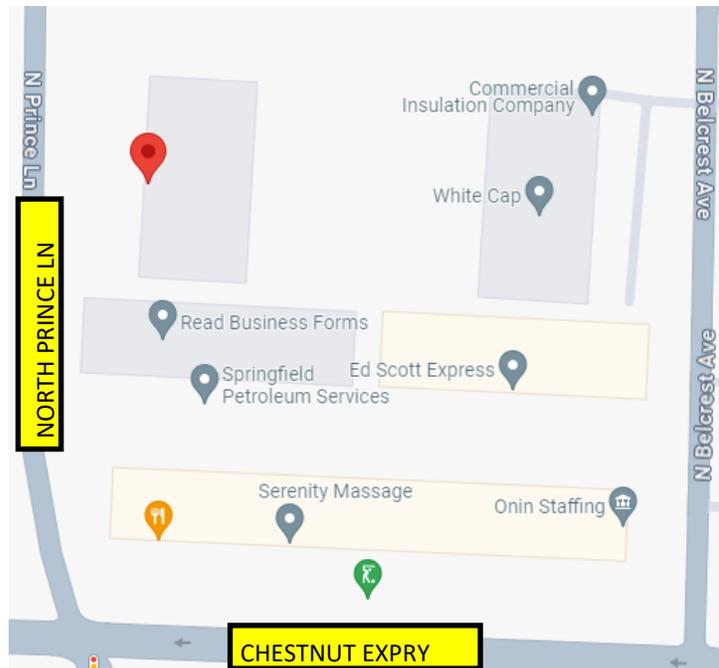
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