



www.billbeall.com

## 3,680 SF Office / Warehouse- For Lease

611 N. Washington

Springfield, MO 65806



### HIGHLIGHTS

- 3,680 SF
  - Zoned Heavy Manufacturing
  - 12' Overhead Door
  - 10' Dock
- Lease Rate: \$7.00/SF ( \$2,147.00 /month) + NN
- Tenant to pay Taxes & Insurance: Estimated \$366.00/Month
- Landlord to be responsible for Common Area Maintenance
- 20' x 25' Office

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

**611 N. Washington**  
Springfield, MO 65806



FOR ADDITIONAL INFORMATION PLEASE CONTACT

---

Bill Beall Co., Inc.  
2921 S. National Ave., Springfield, MO 65804  
(417) 887-5535 email: [beall@billbeall.com](mailto:beall@billbeall.com)

**611 N. Washington**

**Springfield, MO 65806**

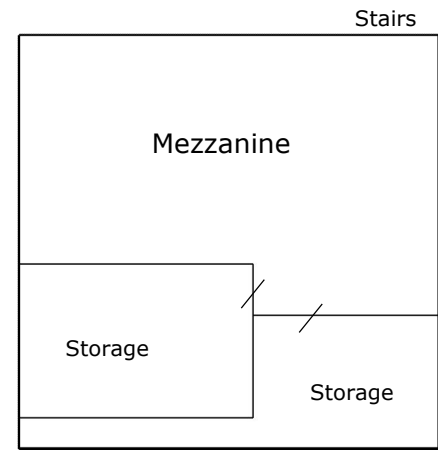
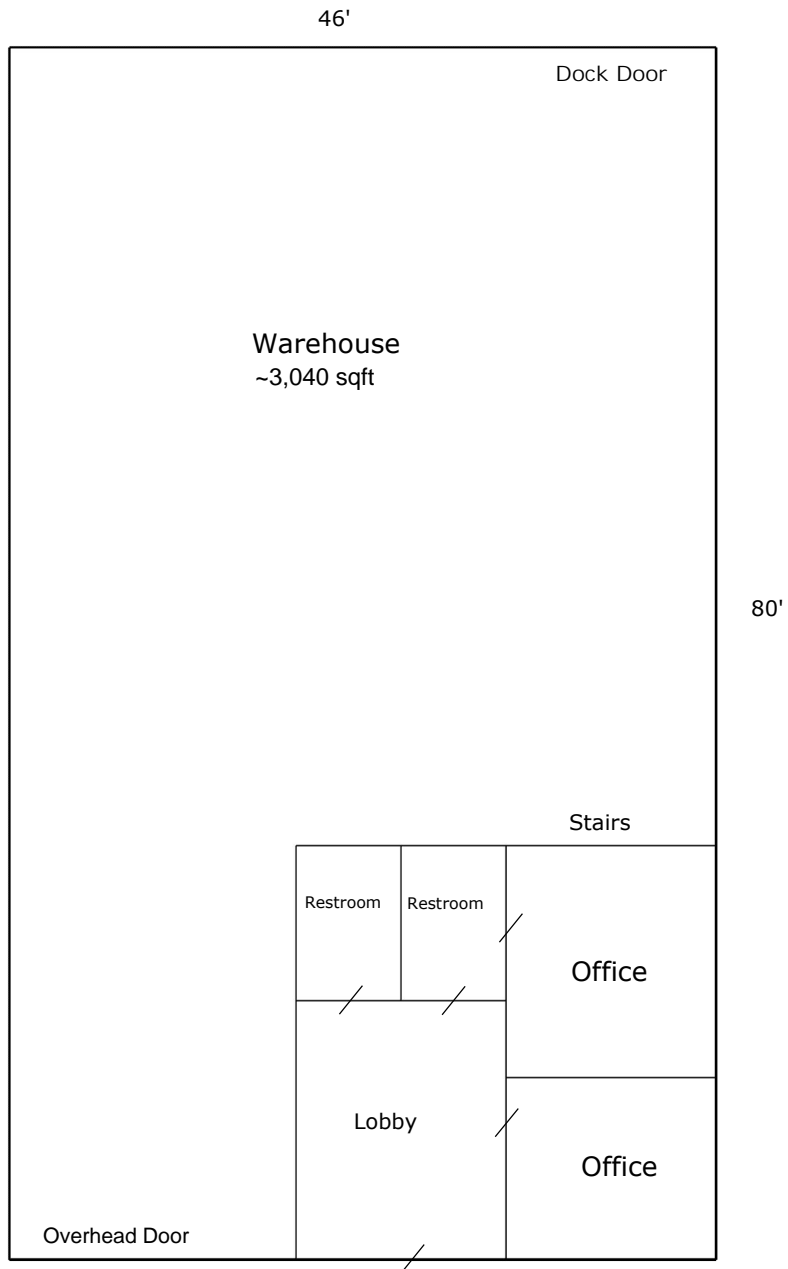


FOR ADDITIONAL INFORMATION PLEASE CONTACT

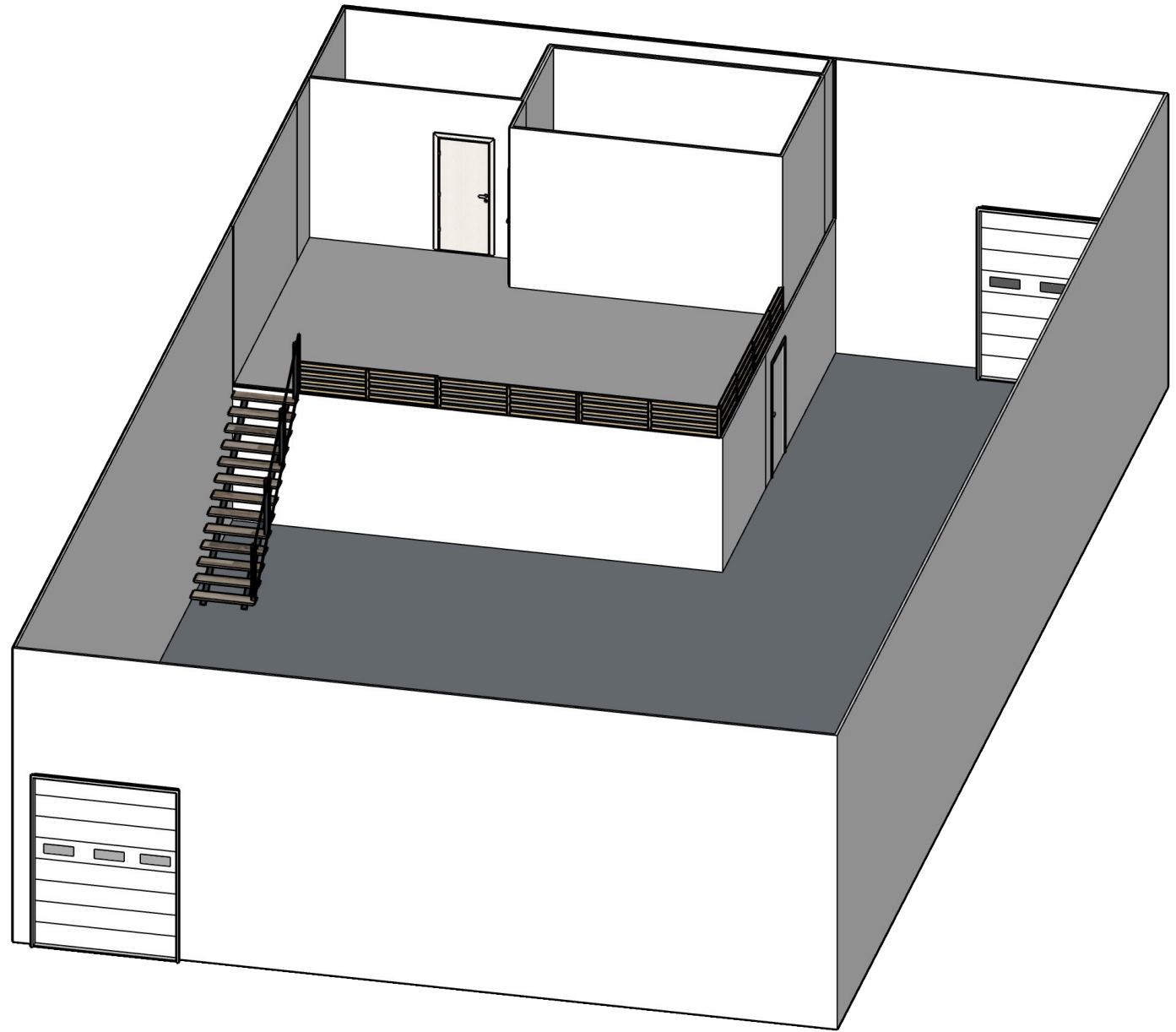
Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

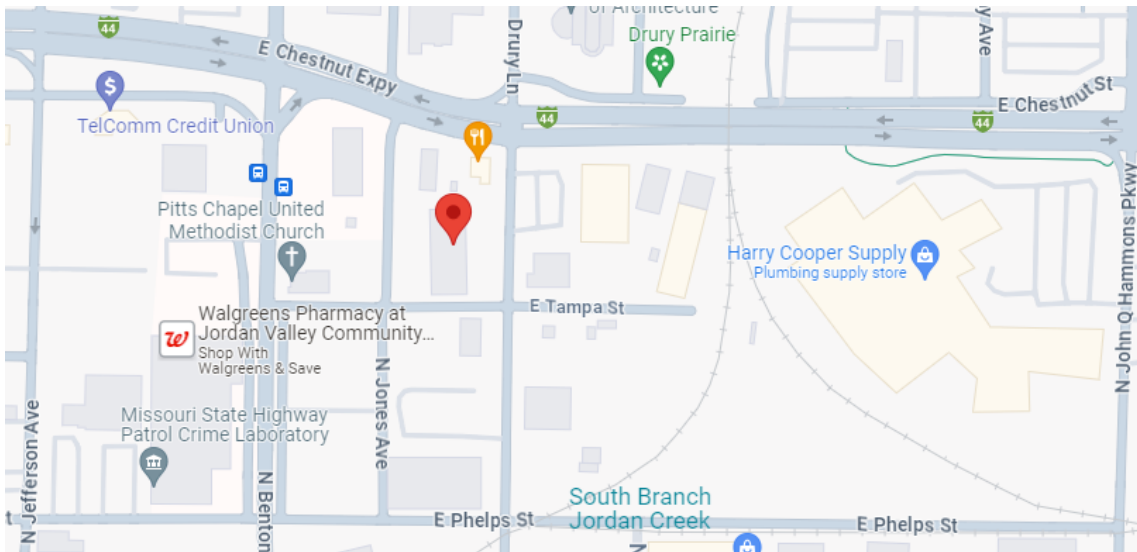


611 N Washington



**611 N. Washington**

Springfield, MO 65806



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

(417) 887-5535 Email: [beall@billbeall.com](mailto:beall@billbeall.com)



## **Disclaimer:**

The information provided in this document is deemed reliable but not guaranteed and is subject to change without notice. Bill Beall Co. reserves the right to adjust prices, availability, or remove products or services from the market at its discretion. All transactions are contingent upon the execution of definitive agreements, and Bill Beall Co. makes no guarantees regarding the accuracy or completeness of the information.

This document is for informational purposes only and is not an offer to sell, purchase, or engage in any transaction. Bill Beall Co. disclaims any liability for the information provided and encourages recipients to conduct their own independent due diligence. Any estimates or assumptions may not be accurate, and Bill Beall Co. makes no representation regarding future outcomes. Photos are the property of their respective owners, and unauthorized use is prohibited.

Bill Beall Co. reserves the right to reject any offers or terminate discussions at its sole discretion. No legal obligation exists until a final, fully executed agreement is signed. By submitting an offer, the prospective party agrees to release Bill Beall Co. from any liability. Legal, tax, and title matters should be addressed with appropriate professionals.



2921 S. National Ave., Springfield, MO 65804

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