

Executive Summary



**PROPERTY SUMMARY**

<b>Monthly Estimated Rent:</b>	\$1,583.34 (includes CAM)
<b>Available SF:</b>	4,000 SF
<b>Lease Rate:</b>	\$4.75 SF/yr (MG)
<b>Lot Size:</b>	1.3 Acres
<b>Building Size:</b>	17,600 SF
<b>Year Built:</b>	2000
<b>Zoning:</b>	GM - General Manufacturing
<b>Market:</b>	Southwest
<b>Cross Streets:</b>	Sunset
<b>CAM Charge / SF</b>	CAM in included in rent

**PROPERTY OVERVIEW**

Available, this 4,000 SF flex space has a small office with the remainder as warehouse.

**PROPERTY HIGHLIGHTS**

- Available immediately
- 4,000 SF For Lease at \$4.75 PSF or \$1,583.34 (Modified Gross Lease)
- Tenant responsible for own utilities and trash
- CAM, taxes and insurance included in rent
- The space has a small finished area with the remainder in warehouse
- One grade-level door (10' x 12')
- There is a floor drain in the warehouse

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The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

INDUSTRIAL  
PROPERTY FOR  
LEASE

**FLEX SPACE FOR LEASE - 2026 W. VISTA**  
**2026 W. VISTA STREET, SPRINGFIELD, MO 65807**



Additional Photos

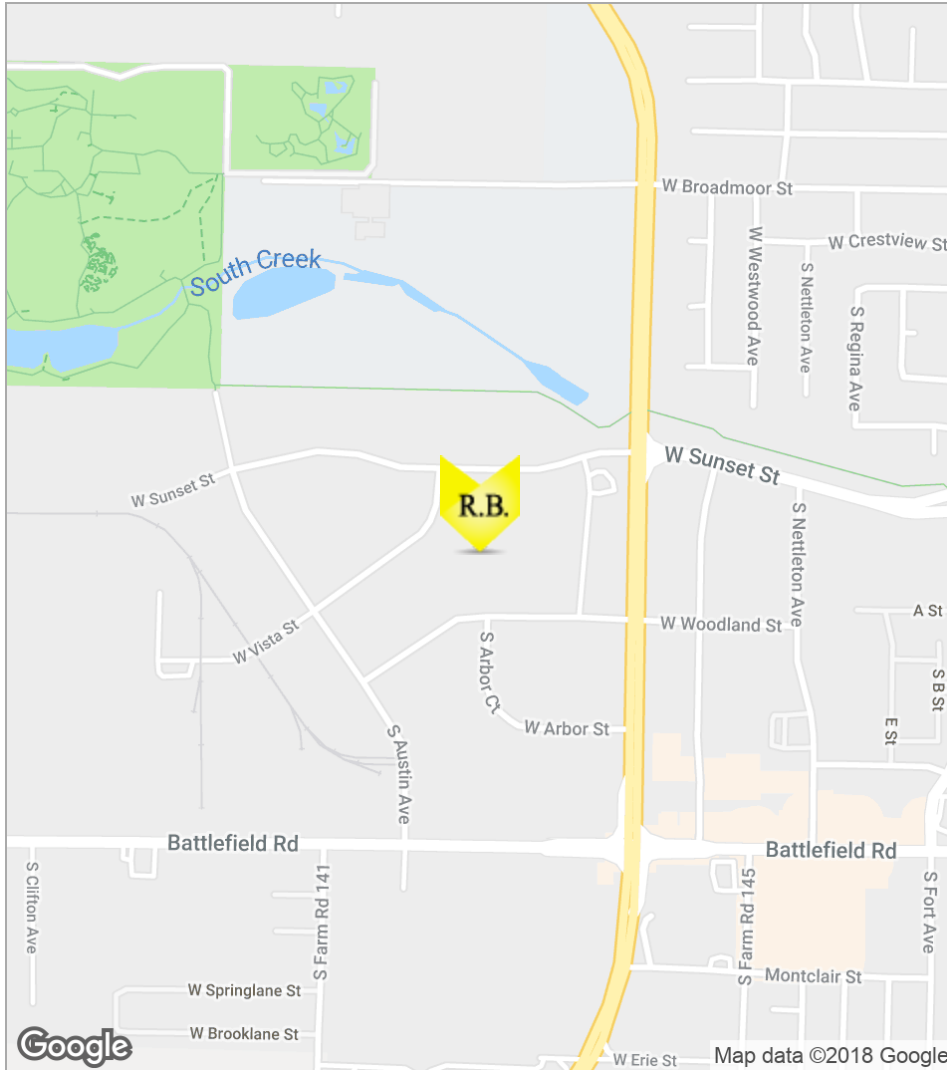


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Location Maps



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**R.B. | MURRAY COMPANY**  
COMMERCIAL & INDUSTRIAL REAL ESTATE

Advisor Bio & Contact 1

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**Professional Background**

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, Bob was invited to become a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently serves on the chairman's council at Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

**Memberships & Affiliations**

Society of Industrial and Office Realtors (SIOR)

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