

INDUSTRIAL FOR LEASE

1211 EAGLECREST, Nixa, MO 65714

**OFFERING SUMMARY**

AVAILABLE SF:	12620
LEASE RATE:	3.80 NNN
LOT SIZE:	0.84 Acres
YEAR BUILT:	2000
BUILDING SIZE:	12,620 SF
ZONING:	M-1
MARKET:	Nixa

PROPERTY OVERVIEW

12620 sf of Industrial flex Red Iron Steel building built in 2000 and in excellent condition. Comprised of approx 1000 sf conditioned office space which includes bathroom, waiting area and 2 offices, and, approx 11620 sf of heated warehouse/ industrial area including 1700 sf second floor structural mezzanine area. Building has 2 - 10' dock doors and 1- 14' and 1- 10' drive in doors. All Utilities incl Sewer, public water, electric and natural gas all on separate meters. Concrete loading/ parking areas. Offered on Triple Net lease at \$4000 /mo plus \$883/ mo NN. Tenant pays own utilities. Building is vacant for immediate

PROPERTY HIGHLIGHTS

- 12620 sf Total of Rentable Space
- Approx 1000 sf Office Area with HVAC
- Bathroom
- 1700 sf 2nd Floor Mezzanine Area
- 2- 10' Dock Doors
- 1 - 14' & 1 - 10' Drive in Door
- All City Utilities
- Concrete Loading/Parking Areas
- Available For Immediate Occupancy

KW COMMERCIAL
2925 E Battlefield, Suite 111
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Each Office Independently Owned and Operated kwcommercial.com

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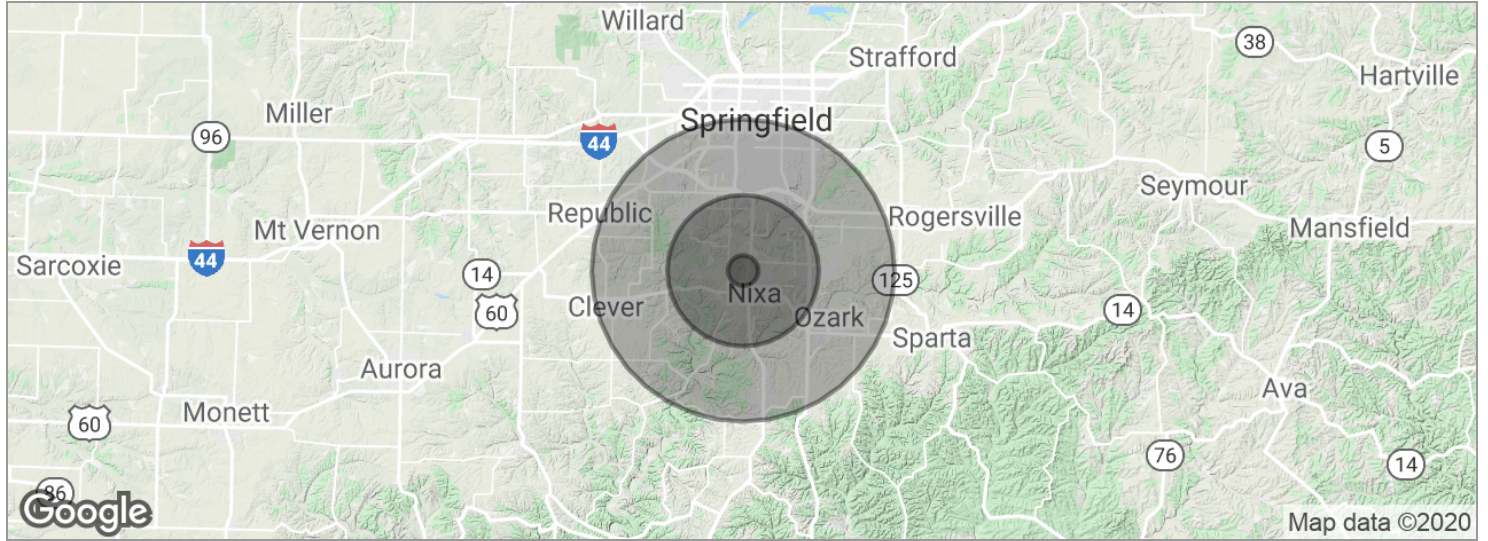
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,985	56,887	241,961
Median age	39.0	36.9	35.9
Median age (male)	37.3	35.8	34.6
Median age (Female)	40.2	38.0	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,184	22,188	101,581
# of persons per HH	2.5	2.6	2.4
Average HH income	\$61,420	\$72,000	\$58,874
Average house value		\$187,673	\$182,637

* Demographic data derived from 2010 US Census

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