

For Lease - New Office / Warehouse

1248 E. Atlantic, Springfield, MO 65807



FOR INFORMATION CONTACT

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DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.

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Base rent \$5.40 SF (MG) \$2,873.80 / MO

Tenant pays annual increases in
Property Tax and Insurance.

Lease Term Negotiable

Utilities: All Available

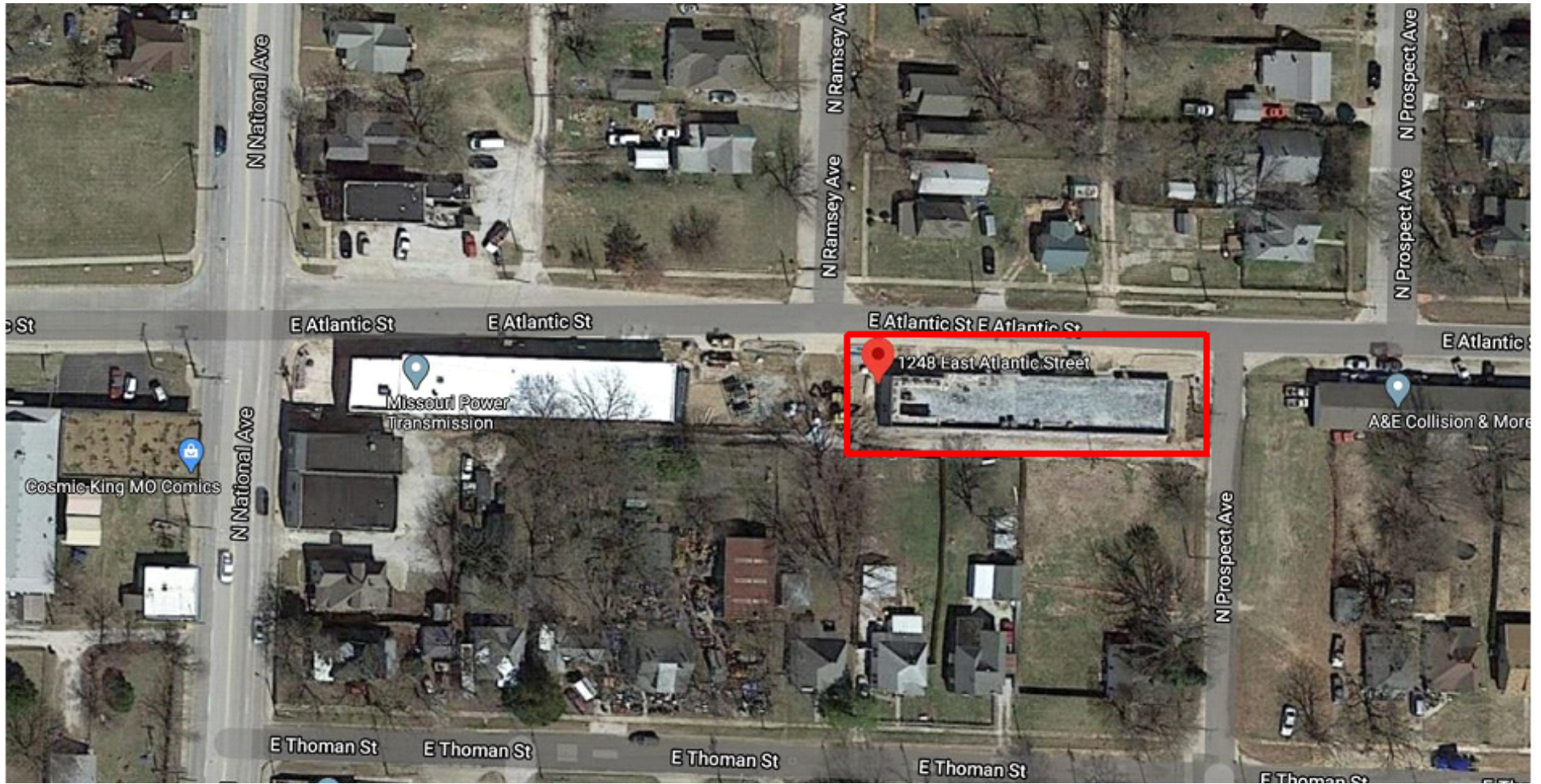
Zoning: (HM) Heavy Manufacturing

New (completed in 2019) approximately
+/- 6,384 sq. ft. warehouse / office
space. Property includes 2,200 sq. ft. of
reception and office area and 4,100 sq.
ft. free span heated and vented
warehouse space, with break room and
restrooms.

Overhead Doors:	(2) 12' x 12'
Utilities:	All available. Three phase power can be installed from CU.
Zoning:	(HM) Heavy Manufacturing
Parking:	Shared with adjoining property.
HVAC:	In office, heat only in warehouse.
Ceilings:	18' in warehouse, 9' in office.

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