



4,120' AND 2,060' OFFICE/WAREHOUSE NEAR CHESTNUT & 65

311 SOUTH UNION
SPRINGFIELD, MO 65802

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Property Summary



OFFERING SUMMARY

Large Space:	4,120 sq ft
Unit 10:	2,060 sq ft
Unit 8:	2,060 sq ft
Drive In Doors:	12' tall drive in
Dock:	Yes, shared
HVAC:	Heated & Cooled
Available SF:	2,060 - 4,120 SF
Lot Size:	1.53 Acres
Zoning:	General Manufacturing
Market:	Springfield

PROPERTY OVERVIEW

Thank you for looking at the Union Office/Warehouse near Chestnut and 65.

Building features 3-phase electrical, fire sprinkler system, 12' tall drive in doors and a shared dock.

4,120 Sq Ft - Floorplan enclosed. 12' drive THRU doors, offices, warehouse, etc.

4,120 Sq Ft - Total rent is \$2,746 / month [\$2,060 Base Rent + \$686 CAM, tax, ins].

Unit 10 - 2,060 Sq Ft w/ 250' of office, 1,810' of heated/cooled warehouse 14 foot ceiling height, & 12' drive-in-door.

Unit 10 - Total rent is \$1,544 / month [\$1,202 Base Rent + \$343 CAM, tax, ins].

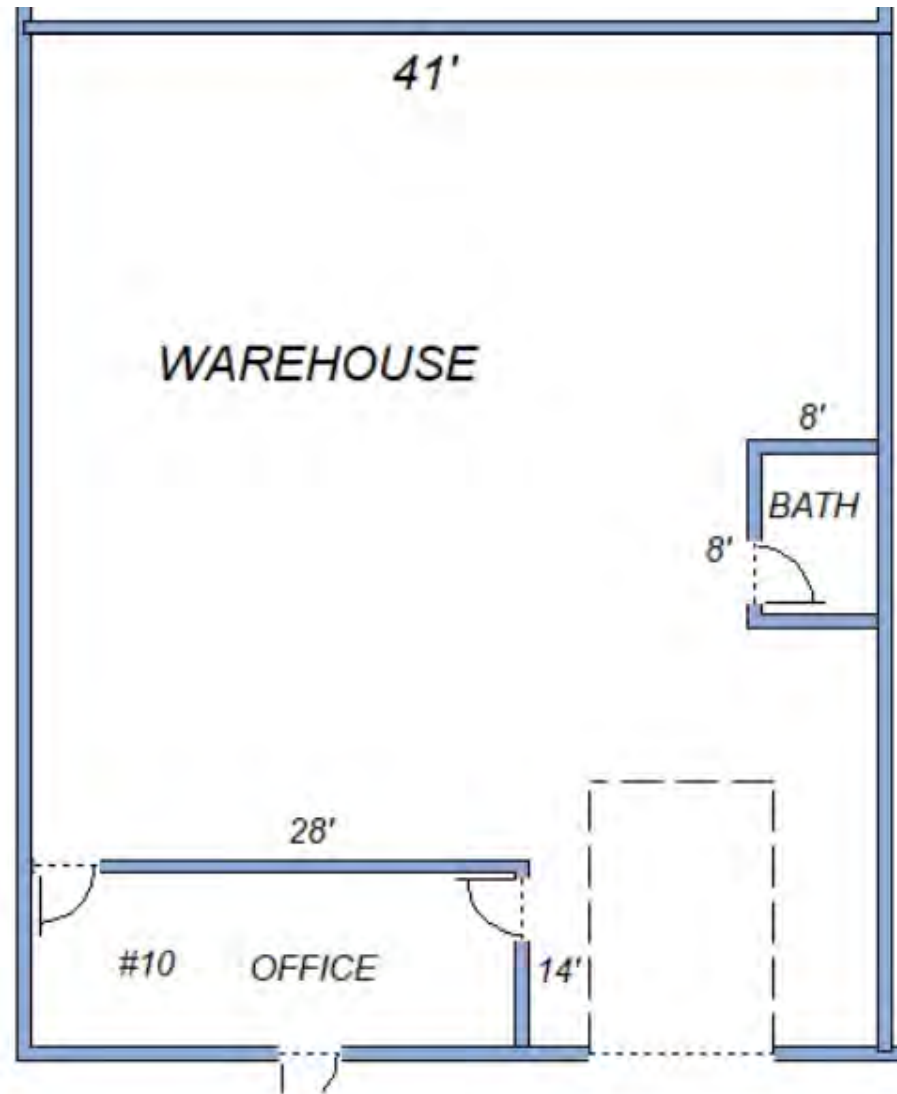
Unit 8 - 2,060' w/ +/-456' of office, 1,604' of heated/cooled warehouse 14 foot ceiling height, & 12' drive-in-door.

Unit 8 - Total rent is \$1,544 / month [\$1,202 Base Rent + \$343 CAM, tax, ins].

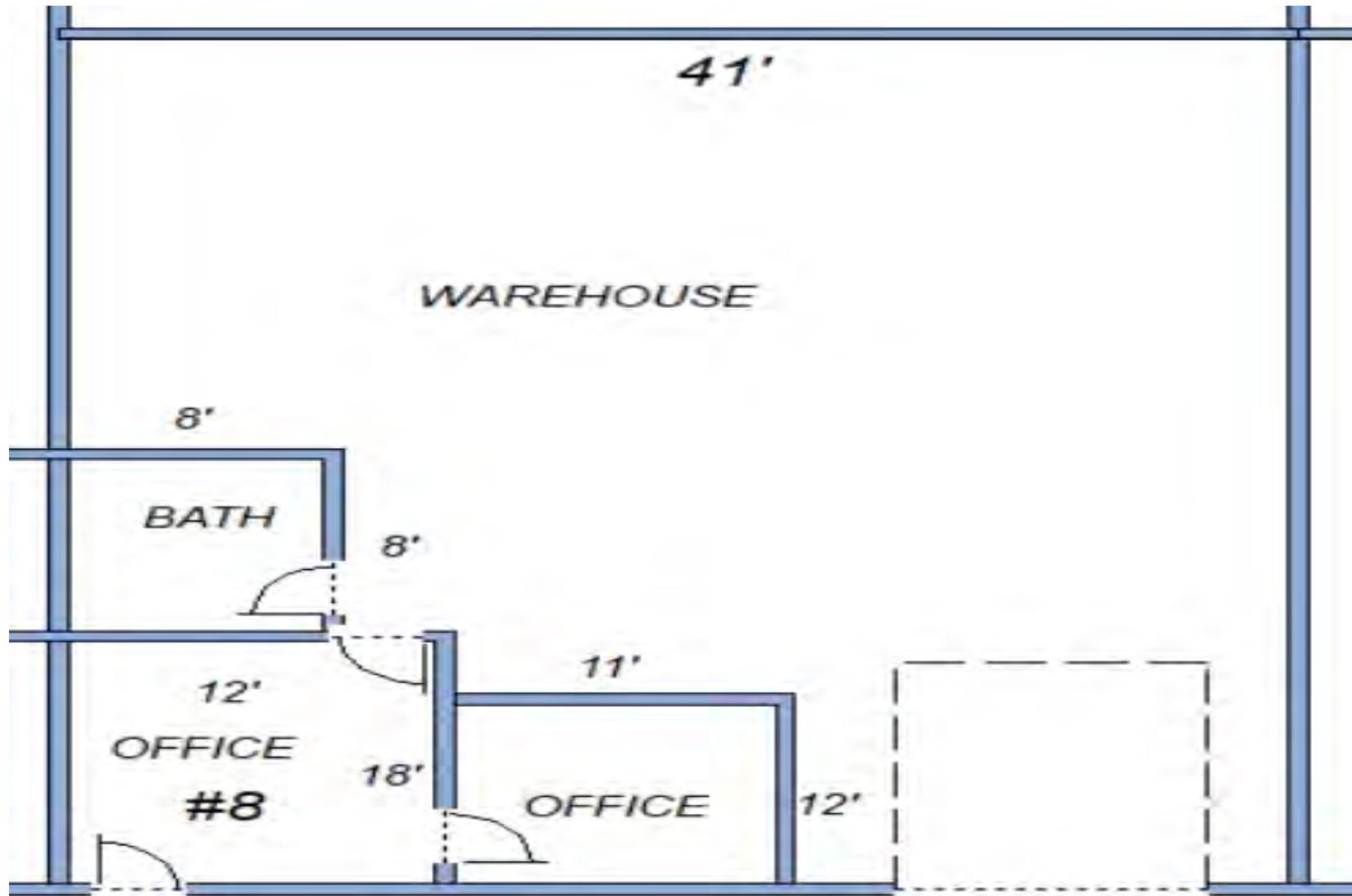
To preview this space or others, please email, call or text the Listing Agent.

GREAT LOCATION IN THE US-65 & CHESTNUT AREA, WITH EASY ACCESS TO US-65, INTERSTATE 44, AND ALL OF SPRINGFIELD. ONLY 1 MINUTE DRIVE TO US-65, 4 MINUTES TO INTERSTATE 44, 8 MINUTES TO DOWNTOWN SPRINGFIELD AND ONLY 15 MINUTES TO

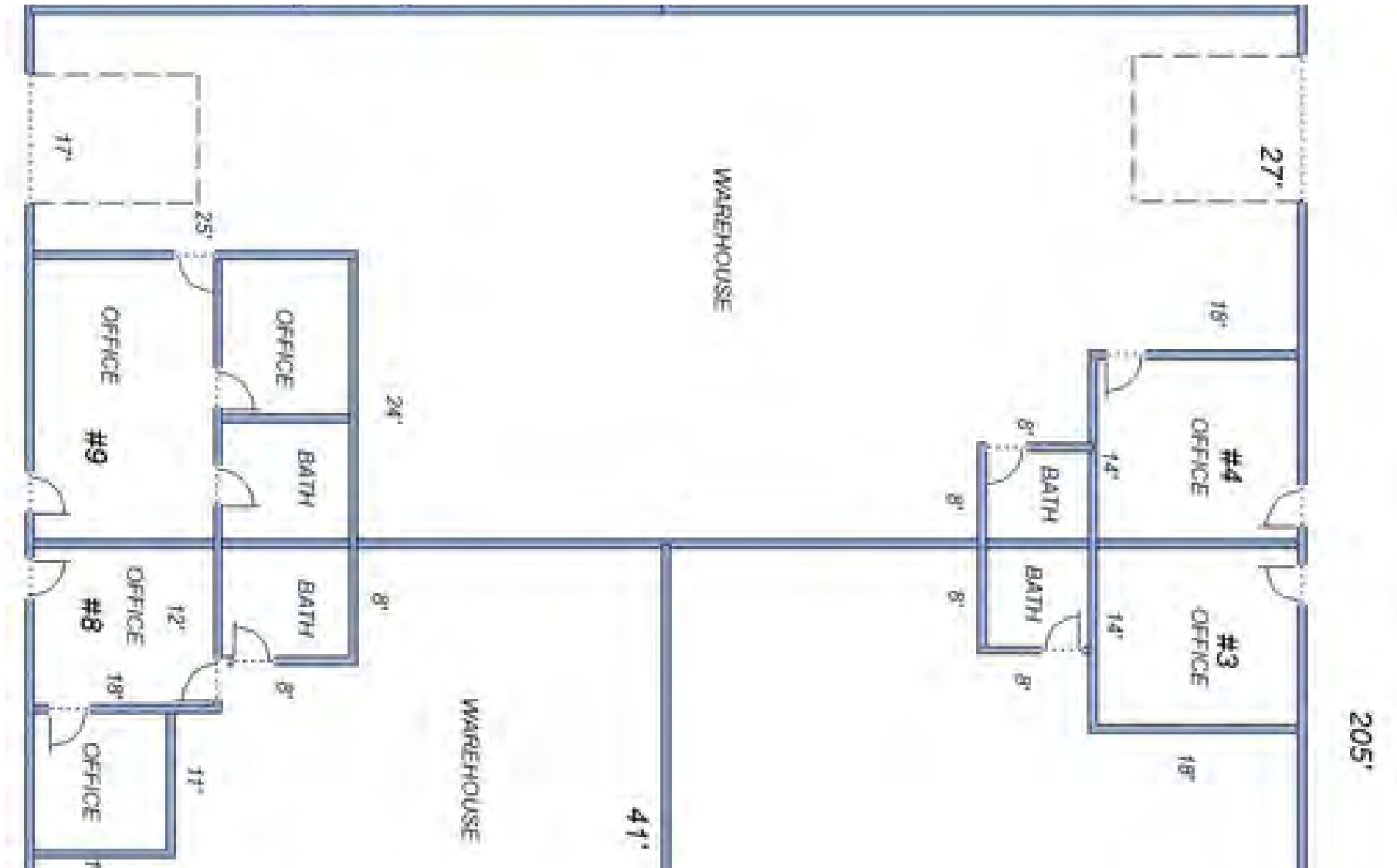
Floor Plan Unit 10 - 2,060 Sq Ft



Floor Plans Unit 8 2,060 Sq Ft



4,120 Sq Ft Space For Lease



Location Maps



Additional Photos



Additional Photos



Additional Photos



Advisor Bio 1



MIKE FUSEK, CCIM

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PROFESSIONAL BACKGROUND

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 25+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client's needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri and Florida. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009. SVN has more than 1,700 National Advisors.

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