

BRANSON WAREHOUSE CENTER

FOR LEASE \$2,650/MONTH

Available Soon! 7,500 +/- sqft.



UNIT A (Leased)

UNIT B (Available)

140 Warehouse Drive, Unit B, Branson, MO

This prime office and commercial warehouse space each unit features approximately 7,500 sqft with large, open spaces, office area and restroom. Conveniently located to logistically serve all of the Branson and Tri-Lakes region.

- For Lease
- 7,500 +/- sqft
- Climate Control
- \$2,650/Month
- MLS 60070209


Chris Vinton



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VINTON
COMMERCIAL REALTY

	60070209 Commercial-All Types	Industrial	Active
	Parent MLS #: N/A County: Taney Subdivision: Branson Wrhse Center Aprx Lot Size (Acres): 1.1 # Units: 1 Aprx Year Built: 2005 Build to Suit: No Infill Allowance: No Infill Comments: N/A Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes Infill Comments: N/A CAM Comments: None Parent/Child: None	List Price: \$2,650 List Price/SqFt: 0.35 Monthly Lease Rate: 2,650 Lease Rate (\$/SF/YR): 4.25 Lease Type: FS Lease Type: FS Lot Dimensions: 200 x 235 SqFt - Total: 7,500 Primary Frontage: 200 Primary Street Access: Rinehart Road Inside City Limits: No Cross Street: Rinehart Road Build to Suit: No Construction Status: Existing Park/Complex Name: Branson Warehouse Center Foreclosure/Short Sale: No Historical District: No Historical District Comments: N/A	

Directions: Hwy. 65 north take exit to Bee Creek Road to right on Rinehart Road to left on Warehouse Drive to building on the right.
Legal Description: BRANSON WAREHOUSE CENTER LT 4 LEGAL ON TITLE SHALL GOVERN

Marketing Remarks: Available March 2017. This prime 7,500 sqft M/L warehouse space provides easy access to Branson and all of the Tri-Lakes area. Many possibilities with this large open building offered at only \$4.25/sqft. ***Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

Details	Dock Information	Tax & Legal
How to Show: Call Listing Agent; Call Listing Office County: Taney Miscellaneous: Delivery Door(s) Utilities Available: Electric; Public Water; Tenant Pays Business Type: Warehouse	Parking: 16-20 Spaces Heating: Electric Restrooms: 1 View: No Waterfront/View: None Roof: Metal	Park/Complex Name: Branson Warehouse Center Property Manager: N/A Property Name: Branson Warehouse Center Vacancy %: 0 Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 08-5.0-16-000-000-012.022 2016 Sub Lease: No Transaction Type: Lease

Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 417-861-6314 chris@ivalve.net http://www.VintonRealty.com	<p style="text-align: center;">CAM: None</p> <p>Property Sub-Type: Industrial Sign on Property: Yes</p> <p style="text-align: right;">Begin Date: 01/24/2017</p> <p>CAM: None CAM Comments: None</p>
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For more information contact Vinton Commercial Realty 417.334.9400 chris@ivalve.net www.VintonRealty.com
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Parcel ID	08-5.0-16-000-000-012.022	Alternate ID	n/a	Owner Address	REES CHARLES V TRUST-1/2 INT & DAVIS WALTER M & GALL-1/2 INT PO BOX 580 BRANSON MO 65615-0580
Sec/Twp/Rng	16-23-21	Class	n/a		
Property Address	140 WAREHOUSE DR BRANSON	Acreage	n/a		
District	4CWX				
Brief Tax Description	BRANSON WAREHOUSE CENTER LT 4 <i>(Note: Not to be used on legal documents)</i>				