

INDUSTRIAL PROPERTY FOR SALE OR LEASE

# 6,500 SF INDUSTRIAL BUILDING FOR SALE OR LEASE IN FORSYTH

139 Boswell RD  
Forsyth, MO 65653

Presented By

**GERALD ZAMORA**

*Broker / Advisor*

417.522.9940

[gerald.zamora@zamora.pro](mailto:gerald.zamora@zamora.pro)

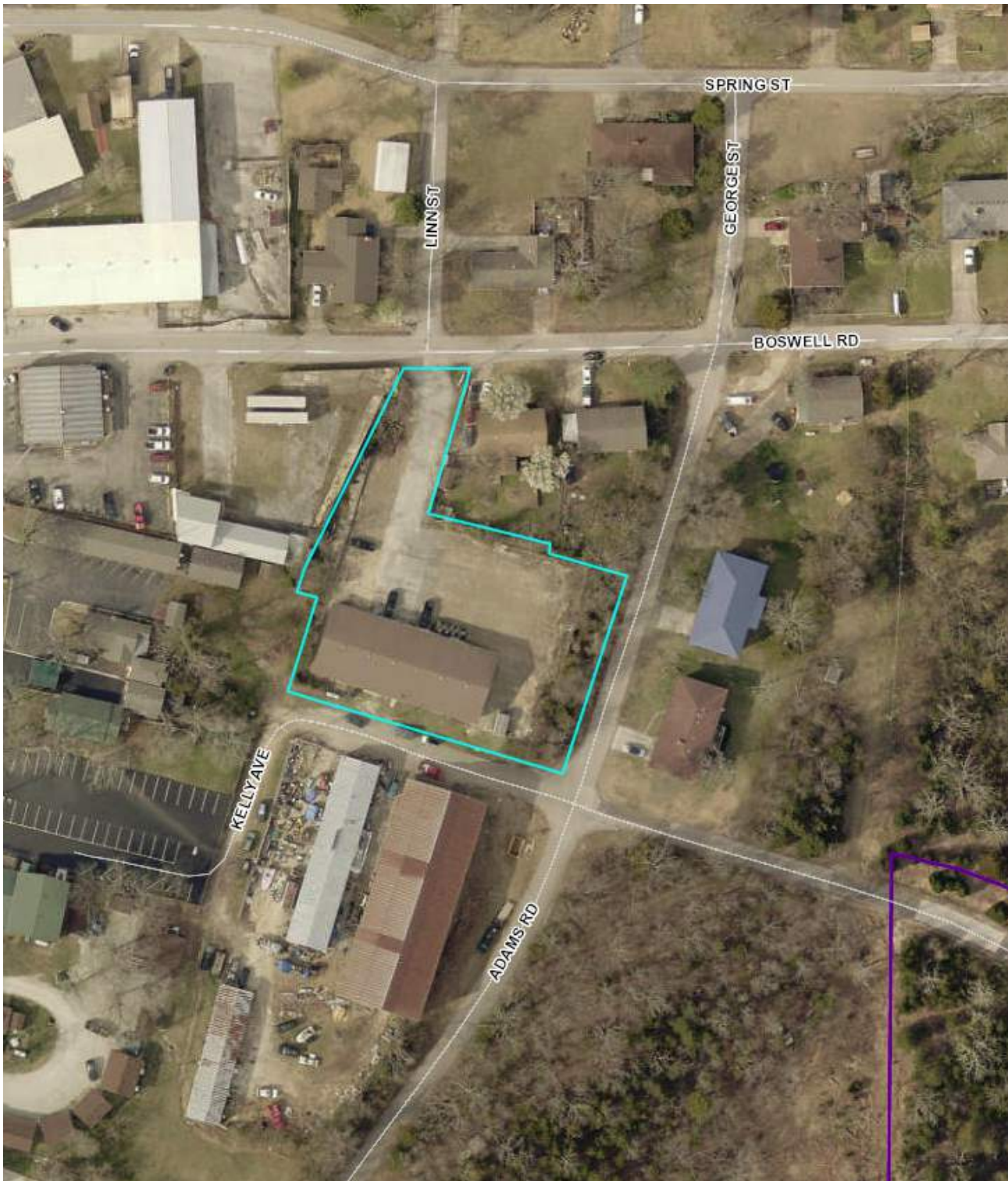
1110 E Republic Rd Suite 108 A

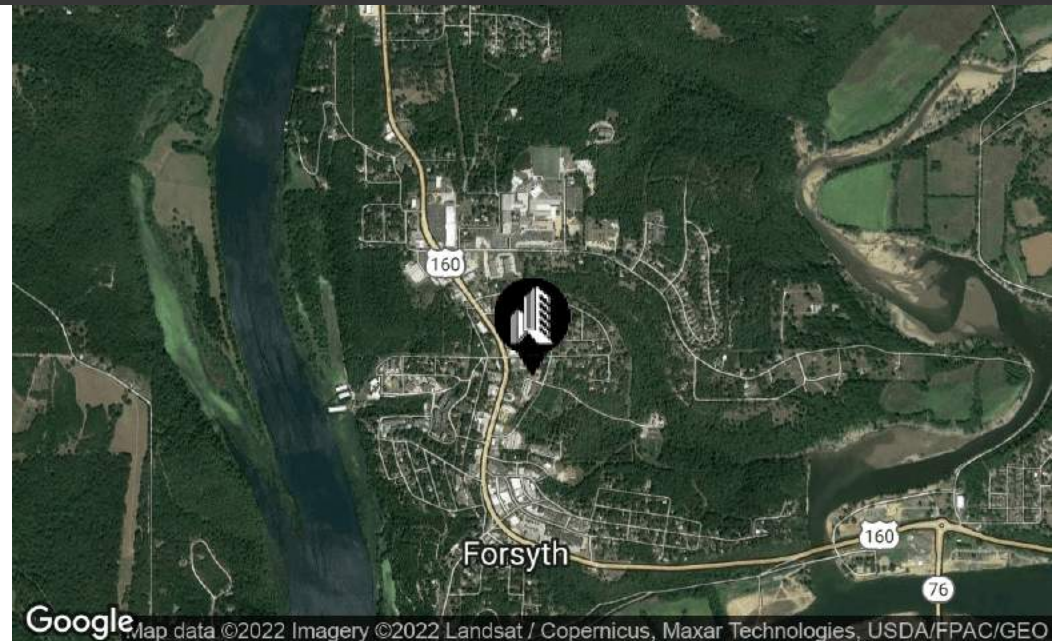
Springfield, MO 65807

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### PROPERTY DESCRIPTION

**\$35,000 PRICE REDUCTION!!!**

Thank you for viewing this 6,500 SF Industrial Space available For Sale or Lease in Forsyth, MO.

45' entrance on Boswell RD

2021 Real Estate Taxes: \$2,858.32

For Lease at \$2,000/month NNN

For Sale at \$265,000

Please contact the Listing Agent for more information, thank you.

### LOCATION DESCRIPTION

Subject is located on the SW corner of Boswell RD and Adams RD in Forsyth, MO. Neighboring businesses include John's Frosted Mug, Kse Funeral Home, Tri-Lakes Accounting & Tax Services, Oaxaca Mexican, Fat Daddy's BBQ, Conoco and other national and local companies.

### OFFERING SUMMARY

|                 |                           |
|-----------------|---------------------------|
| Sale Price:     | \$265,000                 |
| Lease Rate:     | \$2,000/month NNN         |
| Available SF:   | 6,500 SF                  |
| Lot Size:       | 0.9 Acres                 |
| Price Per Acre: | \$46.15/sf                |
| Zoning:         | INC                       |
| APN:            | 04-9.0-32-001-016-001.002 |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 108      | 3,350    | 11,658   |
| Total Population  | 255      | 8,513    | 29,027   |
| Average HH Income | \$47,031 | \$52,051 | \$53,077 |



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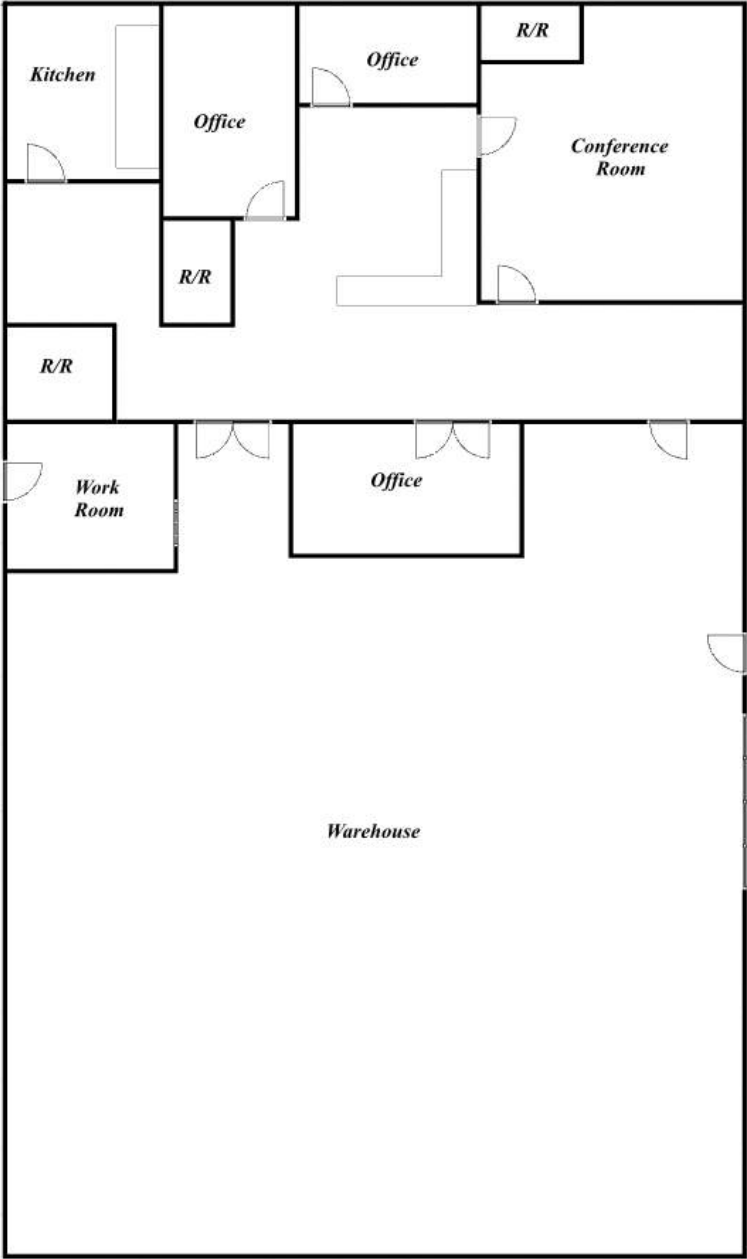
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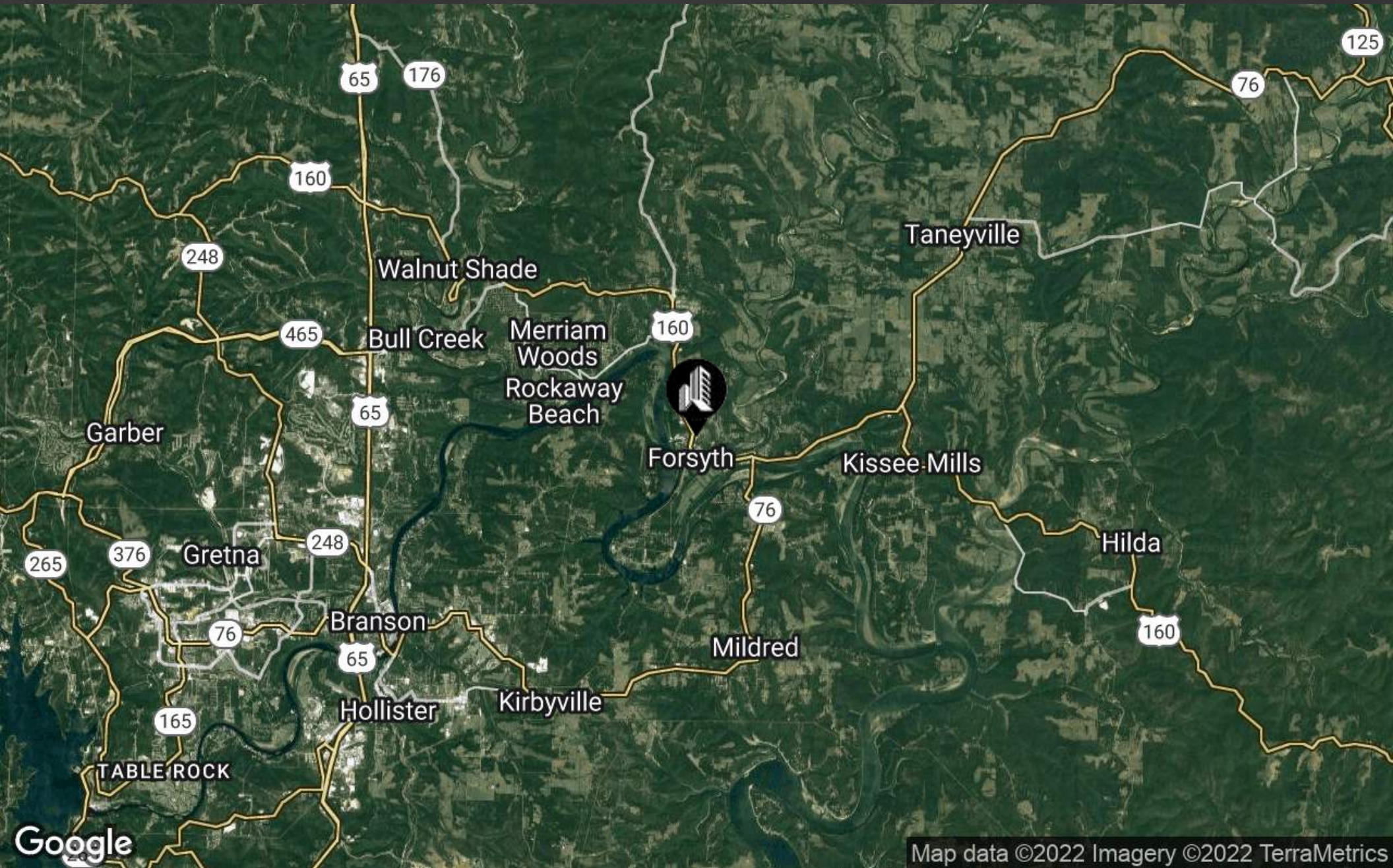
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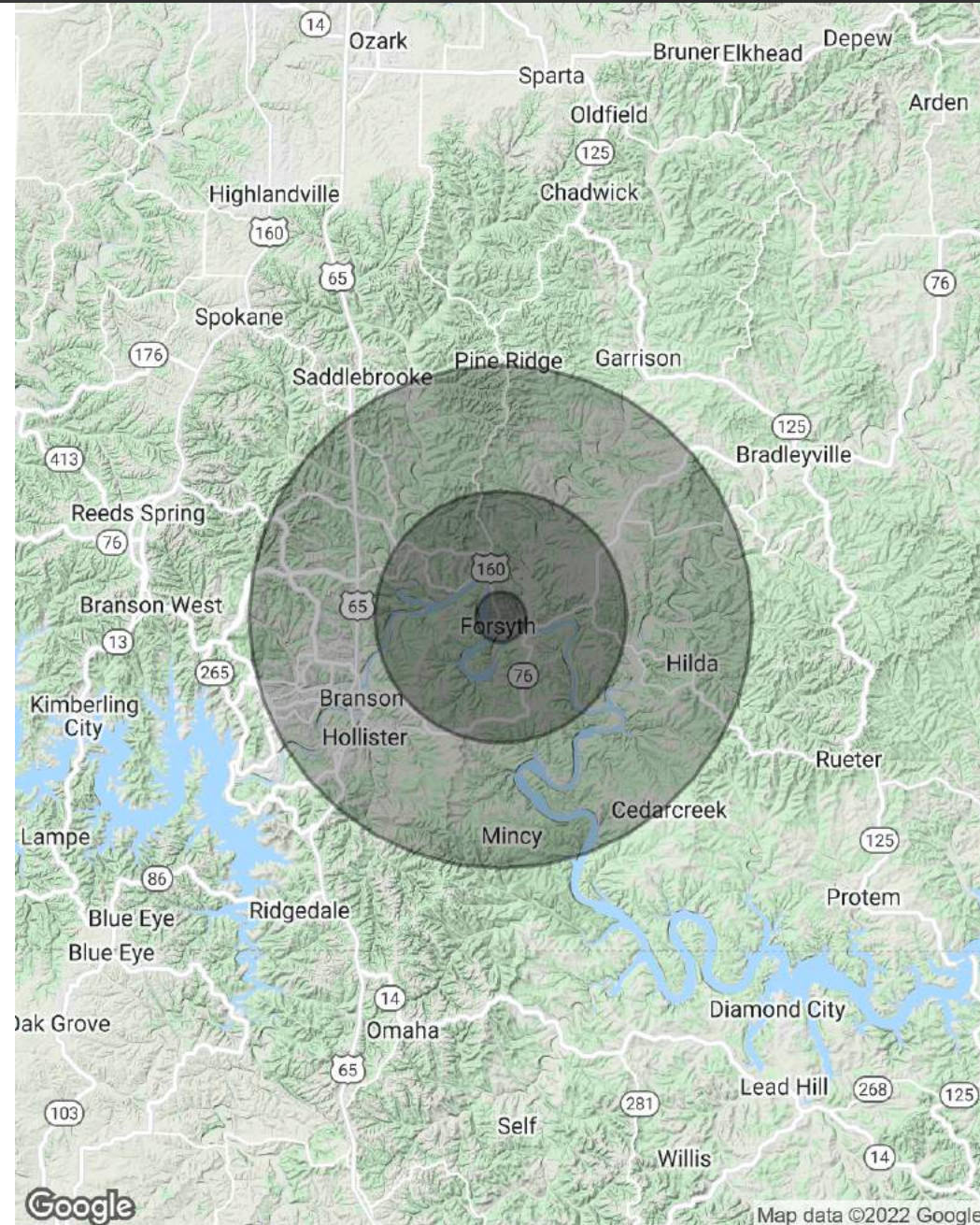
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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 255    | 8,513   | 29,027   |
| Average Age          | 45.0   | 40.0    | 39.3     |
| Average Age (Male)   | 44.5   | 40.0    | 38.5     |
| Average Age (Female) | 45.5   | 39.9    | 39.9     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 108       | 3,350     | 11,658    |
| # of Persons per HH | 2.4       | 2.5       | 2.5       |
| Average HH Income   | \$47,031  | \$52,051  | \$53,077  |
| Average House Value | \$126,555 | \$129,891 | \$132,798 |

\* Demographic data derived from 2010 US Census



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**PROFESSIONAL BACKGROUND**

Gerald Zamora serves as a Commercial Advisor with ZRA, LLC and specializes in the Springfield Missouri metro area. Gerald has 17 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a “high level service”. Gerald has also been named SBJ 2021 Trusted Advisor in Commercial Real Estate.

**ZRA, LLC**

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