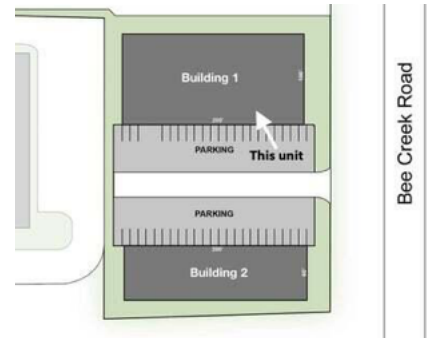


WAREHOUSE / OFFICE AVAILABLE FOR LEASE



Prime location on Bee Creek Road with easy access to Highway 65. Flexible unit separation makes it easy to use as little as 5,000 sqft or as much as 20,000 sqft. Let us build out your desired office space or do the infill yourself.

- **Easy access to Highway 65**
- **Newly built in 2023**
- **Drive in bays**
- **Semi Truck Access**
- **High Ceilings - 18' sidewall**
- **Large overhead doors - 12' x 14'**
- **5,000 - 20,000 sqft**

Cory Roebuck

Office: (888) 843-8256

Cell: (417) 765-0009

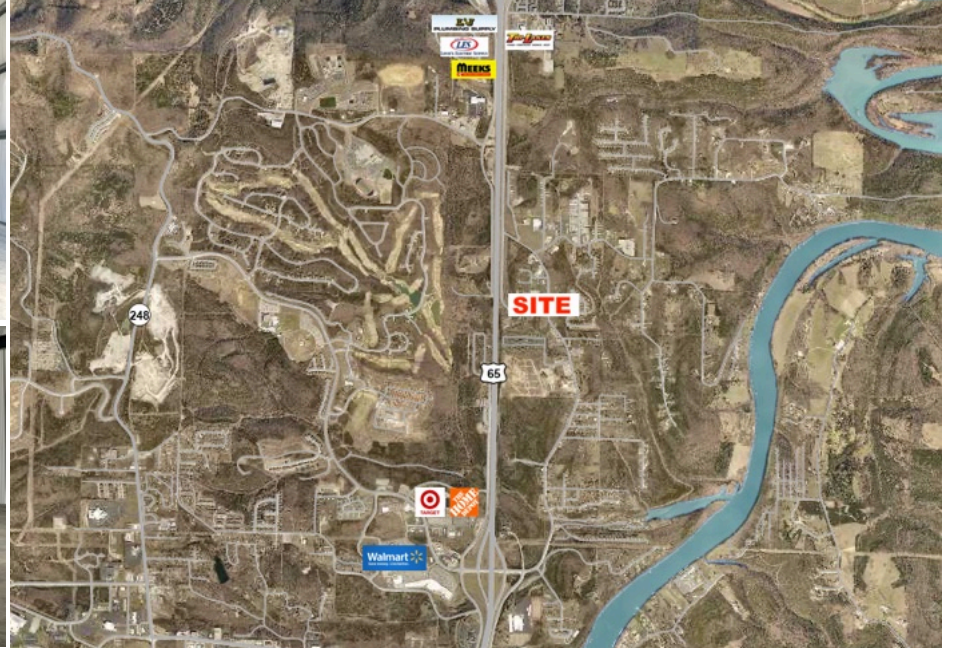
Email: cory@roebuckrealestate.com

www.roebuckrealestate.com

MLS # 60261240

Roebuck Real Estate
320 S Commercial St #6091
Branson, MO 65615





Lease Rate: \$7.00 / SF / YR + CAM

Lease Term: Negotiable

Lease Type: MG

Available SF: 5,000 - 20,000 SF

Number of Units: 4 conjoin-able

Zoning: Commercial

Available Date: February 2024

Market: Tri-Lakes Area

Unit Size: 50' x 100'

Eave Height: 18'



Great Location:

Located in a new warehouse development with easy access to Highway 65 and the High Road, the site is not only close to Branson but also has easy access to Forsyth, Stone County and Christian County.

Flexible Space:

- Configure your space to meet your specific needs
- Ideal for warehouse, storage, distribution or service business
- Units include lighting, window, entry door, & awning
- Water & sewer stubbed in each unit
- 3" insulation on walls, 4" on ceilings
- 200A service panel in each unit
- HVAC available

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