

FOR LEASE

2401-A WEST OLD ROUTE 66 | STRAFFORD, MO 65802

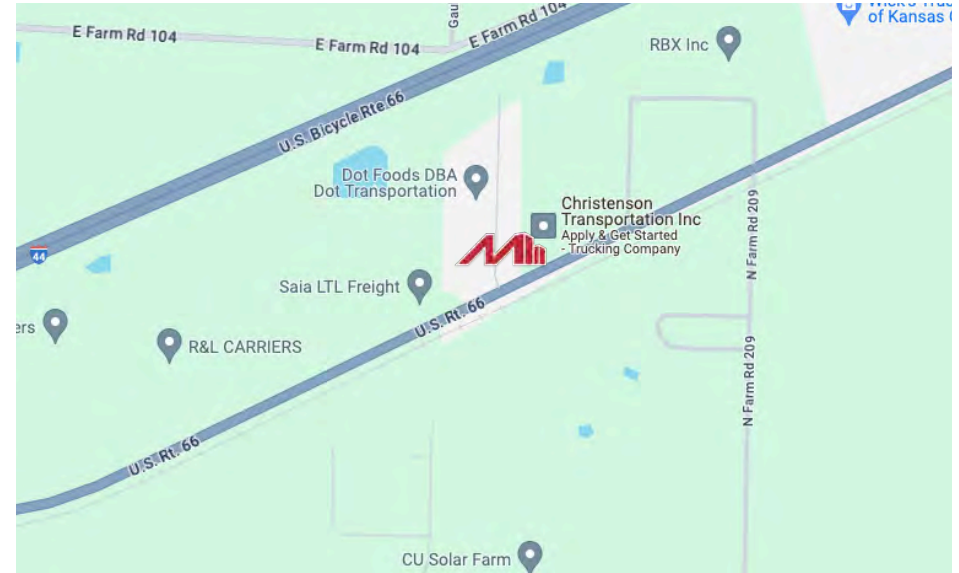


OFFICE PROPERTY

- 1,750 SF m/l
- Gross Lease
- Office Warehouse
- Paved Parking 22 spaces
- 1.66 Acres M/L
- Zoned Commercial "M-1"

Mark Kerivan | 417-575-1271 | mkerivan@murney.com

EXECUTIVE SUMMARY



PROPERTY SUMMARY

LEASE PRICE	\$1,250 MG
LOT SIZE	1.66 acres
BUILDING SIZE	1,750 SF
BUILDING CLASS	B
PARKING	Paved Lot
ZONING	M-1
MARKET	Strafford

PROPERTY OVERVIEW

1750 m/l office warehouse. Office area Includes reception area and large office with VCT flooring totaling approx. 422 sf. m/l. with restroom. This office/warehouse is approx. 1,328 m/l sf concrete floors. Ceilings are sloping from 14' to 13', gas unit heater, overhead drive in door (8' X 12') door and dock door (8' X 10').

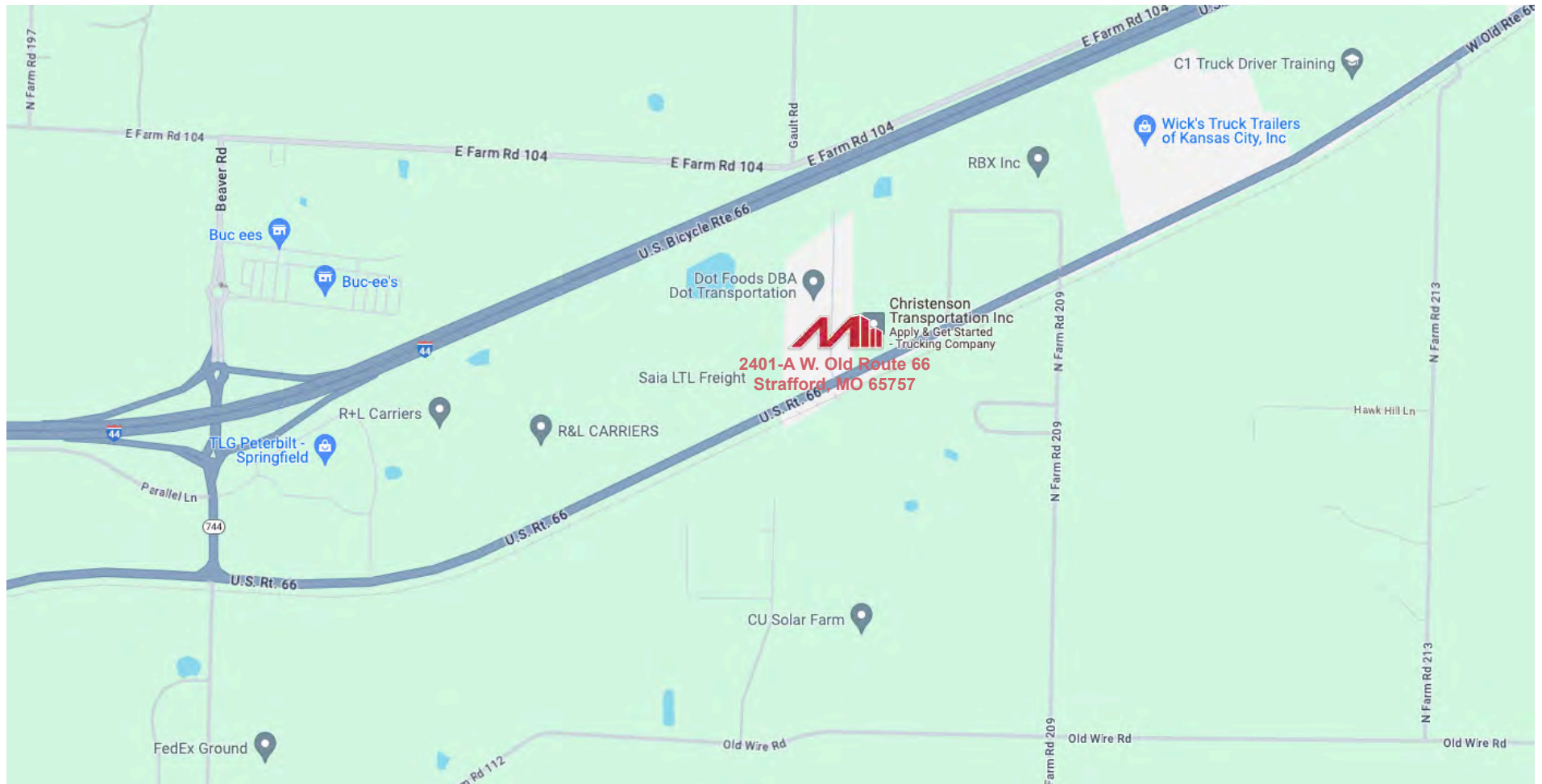
Mod Gross Lease of \$1,250.00 mth. Landlord responsible for exterior maintenance, taxes and building insurance (Net Fees). Tenant responsible for general liability insurance, janitorial, Internet, trash & utilities plus any increases in the Net Fees after the base year. Adjacent 1,750 sf Unit B is available. Property located inside city limits of Strafford MO.

Tenant & Tenant's Agent to do own due diligence as to any information and document needed. Information within the listing has been provided but is not guaranteed.

ADDITIONAL PHOTOS



SITE LOCATION



DISCLAIMER

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The only party authorized to represent the Owner in connection with the leasing of the Property is Murney Associates, Realtors listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to lease the Property, this Offering Memorandum must, at the request of Murney Associates, Realtors, be returned to Murney Associates, Realtors.

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To the extent Owner or any agent of Owner corresponds with any prospective tenant, any prospective tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**OFFICE
PROPERTY**

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 **MURNEY COMMERCIAL**
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

FOR LEASE

2401-B WEST OLD ROUTE 66 | STRAFFORD, MO 65802

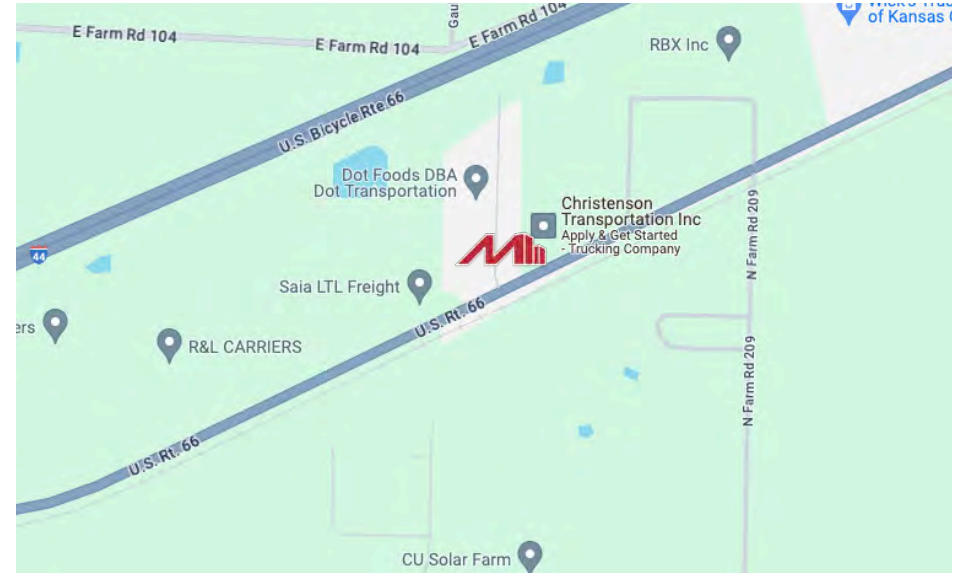
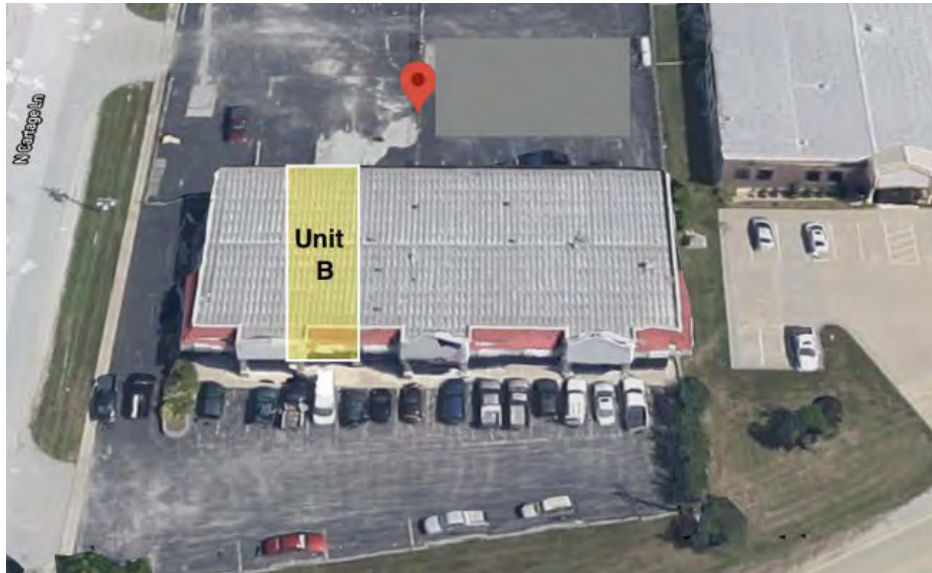


OFFICE PROPERTY

- 1,750 SF m/l
- Gross Lease
- Office Warehouse
- Paved Parking 22 spaces
- 1.66 Acres M/L
- Zoned Commercial- "M-1"

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

LEASE PRICE	\$1,250 MG
LOT SIZE	1.66 acres
BUILDING SIZE	1,750 SF
BUILDING CLASS	B
PARKING	Paved Lot
ZONING	M-1
MARKET	Strafford

PROPERTY OVERVIEW

1750 m/l office warehouse. Office area Includes reception / large office with VCT flooring totaling approx. 392 sf. m/l. with restroom. This office/warehouse is approx. 1,358 m/l sf concrete floors. Ceilings are sloping from 14' to 13' m/l, gas unit heater, and overhead drive in door (8' X 10') door.

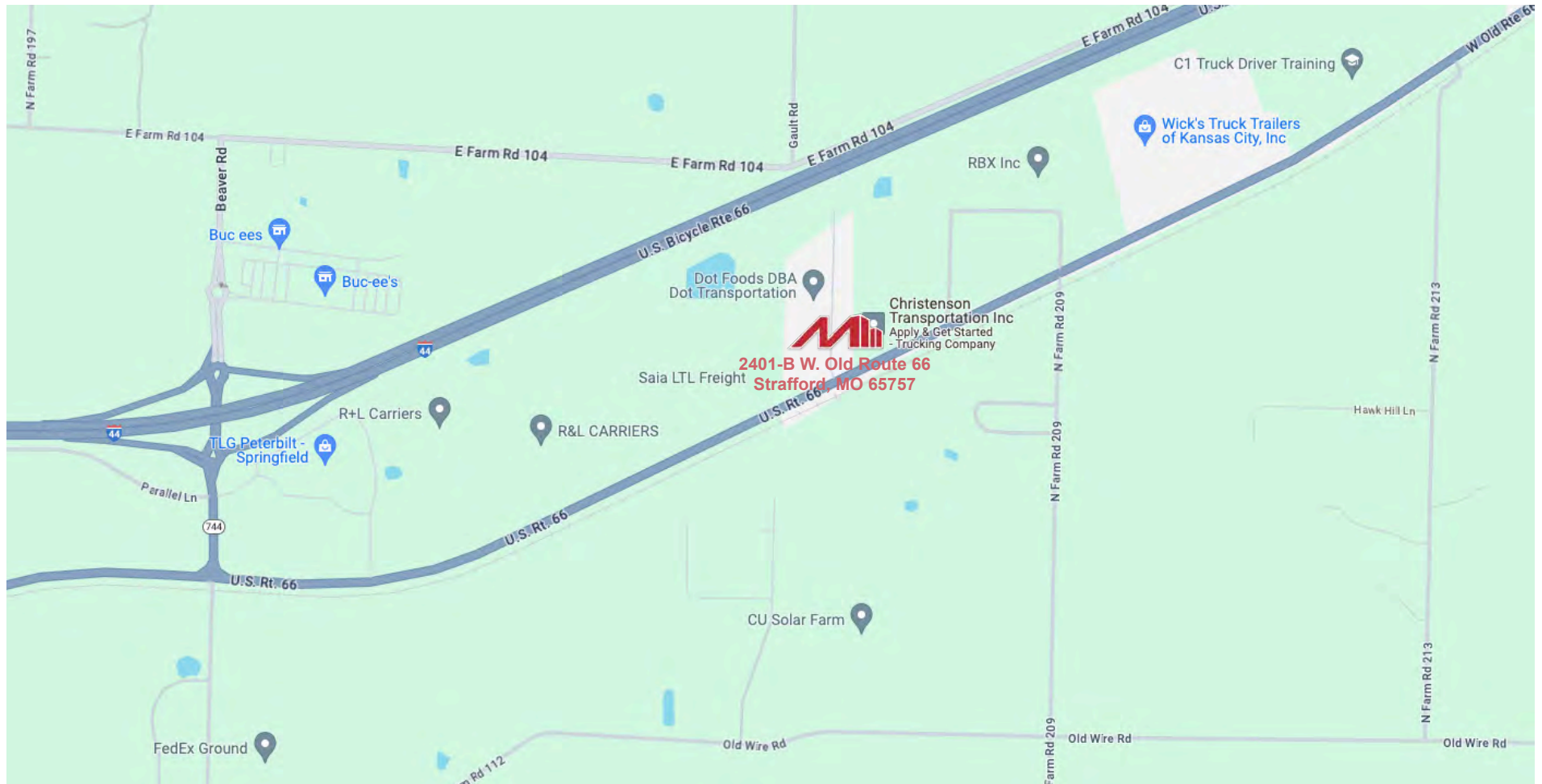
Mod Gross Lease of \$1,250.00 mth. Landlord responsible for exterior maintenance, taxes and building insurance (Net Fees). Tenant responsible for general liability insurance, janitorial, Internet, trash & utilities plus any increases of Net Fees after the base year. Adjacent 1,750 sf Suite A is available to combine. Property located in the city limits of Strafford, MO.

Tenant & Tenant's Agent to do own due diligence as to any information and document needed. Information within the listing has been provided but is not guaranteed.

ADDITIONAL PHOTOS



SITE LOCATION



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FOR LEASE

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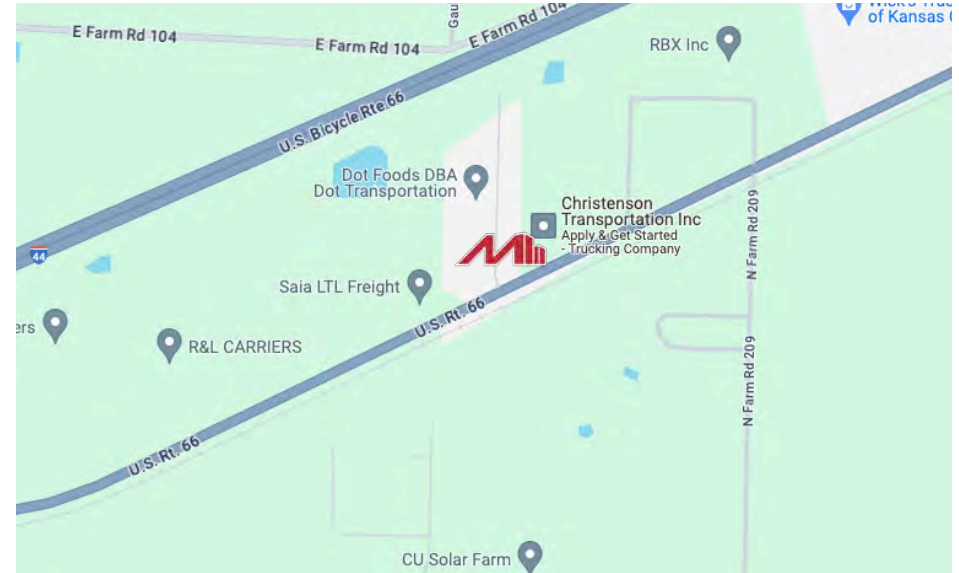
OFFICE PROPERTY

- **7,000 SF m/l**
- **Gross Lease**
- **Office**
- **Paved Parking 22 spaces**
- **Rear Parking, Fenced**
- **Zoned Commercial- "M-1"**

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

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LOT SIZE	1.66 acres
BUILDING SIZE	7,000 SF
BUILDING CLASS	B
PARKING	Paved Lot
ZONING	M-1
MARKET	Strafford

PROPERTY OVERVIEW

7,000 sf office space consisting of about 7 plus offices, conference room, server room, 2 large open bullpen areas. Front and rear parking. Rear parking is fenced. Unit includes an over head door with same garage. Formerly federal security facility. Detention rooms (2) maybe renovated, if needed.

Mod Gross Lease of \$6,000.00 mth. Landlord responsible for exterior maintenance, taxes and building insurance (Net Fees). Tenant responsible for general liability insurance, janitorial, Internet, trash & utilities plus any increases of Net Fees after the base year. Property located in the city limits of Strafford, MO.

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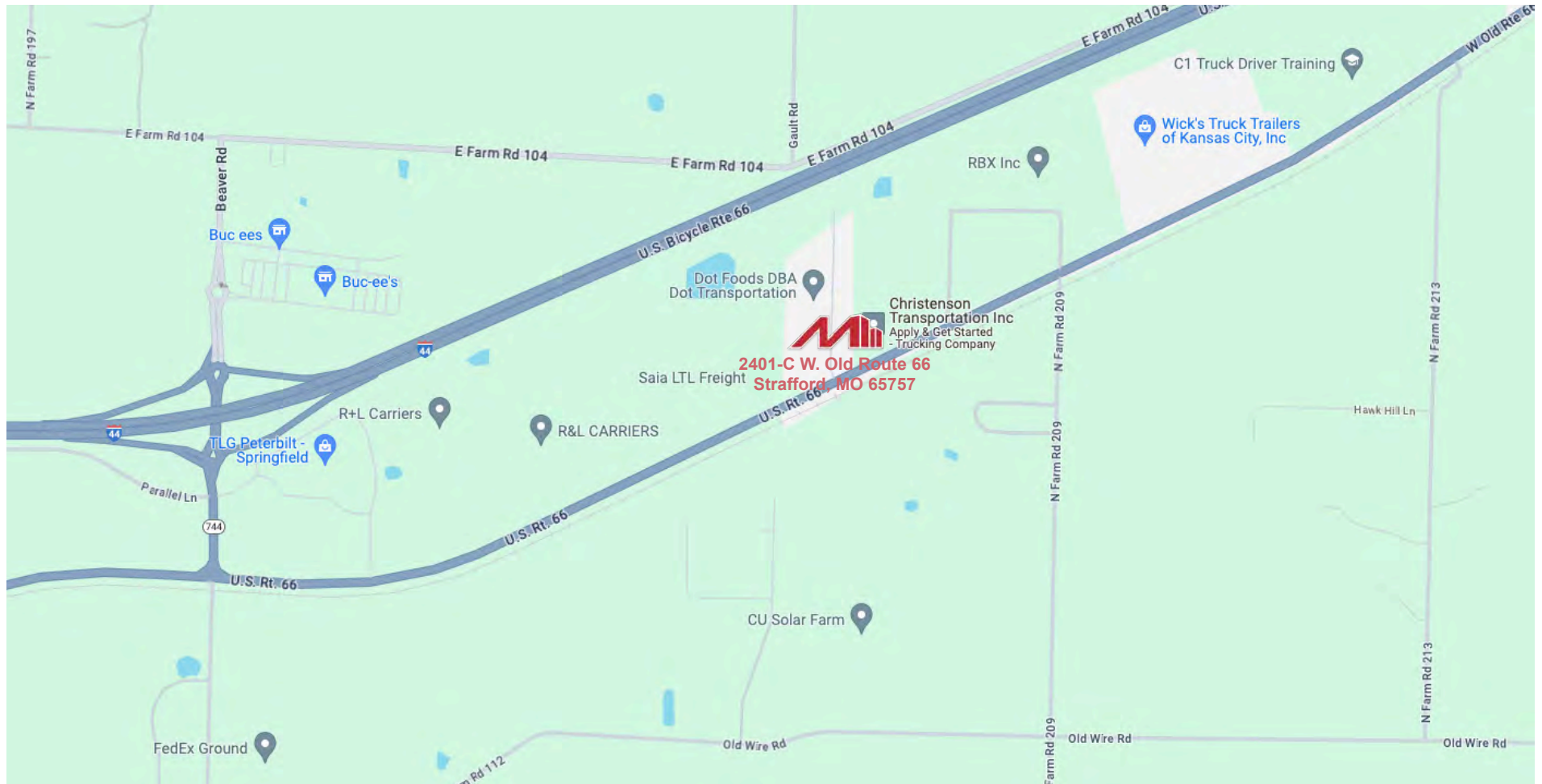
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