

# RR SPUR - 29,530SF - FOR SALE/LEASE

357 North Fort Avenue, Springfield, MO 65802



357 N FORT  
AVE



**REECE**

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

**Mark Patrick, CCIM**

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1330 W WATER  
ST

321 N FORT  
AVE



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## PROPERTY INFORMATION

**PURCHASE PRICE**  
*\$749,000.00*

**PROPERTY ADDRESS**  
*357 North Fort Avenue  
Springfield, MO 65802*

**PROPERTY SIZE**  
*29,530 Sq. Ft.*

**LAND SIZE**  
*1.05 Acres*

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Springfield, MO 65802

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



# PROPERTY DETAILS

29,530sf under-roof railroad served industrial facility on 1.05 acres, zoned Heavy Manufacturing, and previously used for residential recycling.

Buildings: #1 is 10,030sf, built in 2008, roughly 158 ft x 65 ft with 26 ft sidewall height, with 400 amp 3-phase electrical service, grade level access that includes a 12 ft x 16 ft door, and a large opening to the fenced exterior concrete paved area.

Building #2 is a 16,000sf, 160 ft x 100 ft building built in 1965 that is ½ clear span with a gable roof with 12 ft sidewalls with 2 RR docks; the remaining area has a shed roof with 11 ft sidewalls with 3-4 truck docks. Connected to this building is an open utility building of 3,500sf, clear span with 400 amp 3-phase electrical service.

All buildings have concrete floors and are not heated or insulated. A 10,600sf fenced concrete paved area connects the two buildings. BNSF services the property with approximately 320 ft of rail spur, enough room to spot 3 RR cars. Springfield City Utilities, 417-881-8888, provides all utilities. The 2024 property taxes are \$9,856.

Listed for sale; \$749,000 or \$25.36sf. Please call for a lease rate.



# PROPERTY PHOTOS



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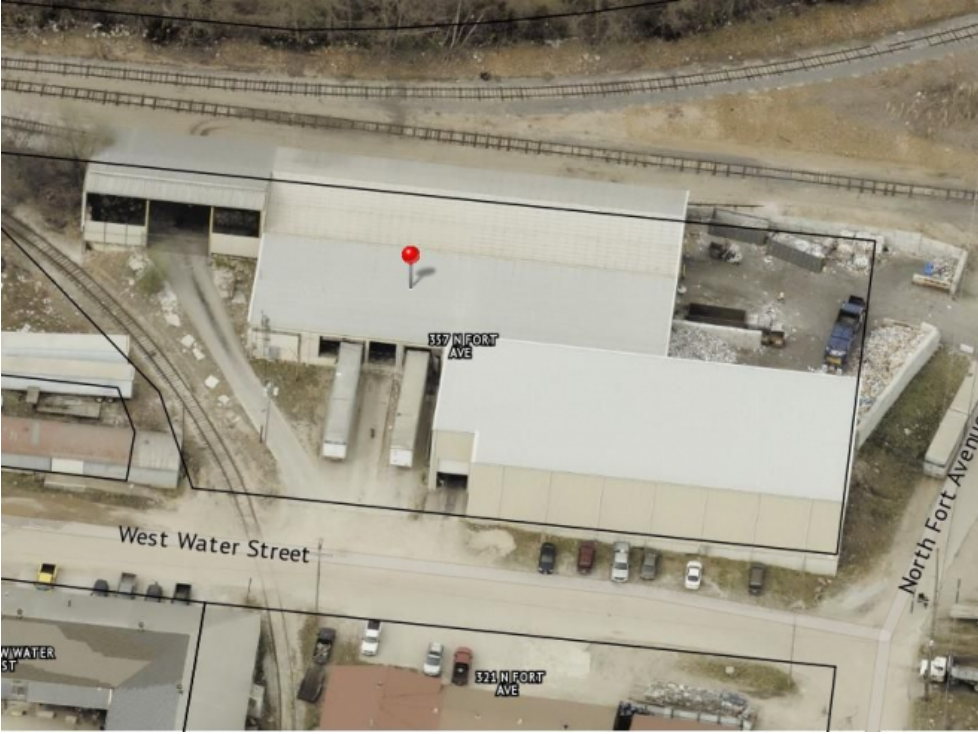


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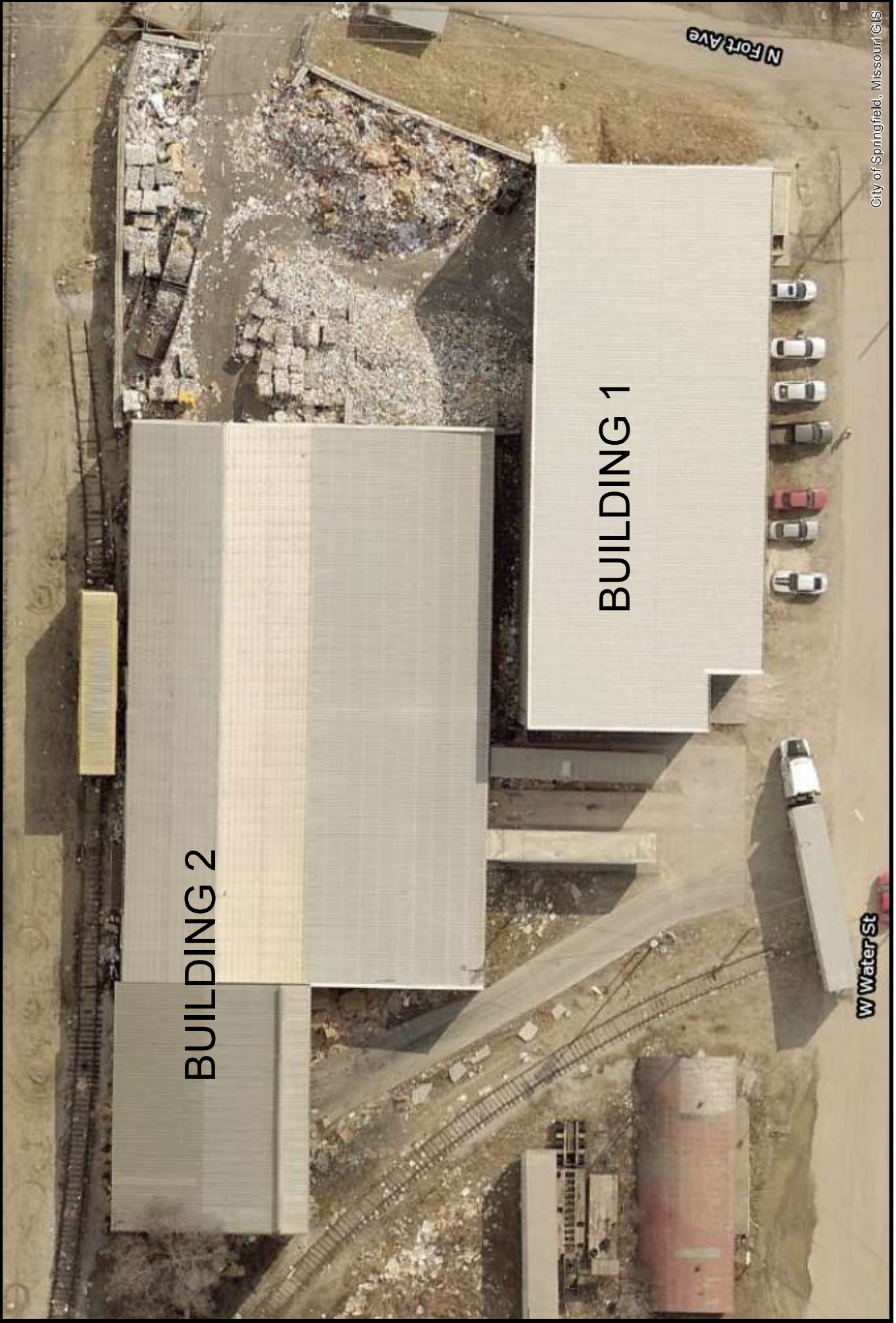
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GIS Data



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1/30/2024

# AREA LOCATION MAP



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# AERIAL ANNOTATION MAP



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# CONTACT



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