



60332718	Commercial-All Types	Industrial	Active
County: Greene Subdivision: N/A Aprx Lot Size (Acres): 0.3 # Units: 1 Aprx Year Built: 1980 Build to Suit: No Building Class: B Divisible: No Infill Allowance: No Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes Parent/Child: None Garage/Carport: No		List Price: \$11.5 List Price/SqFt: 0 Monthly Lease Rate: 2,207 Lease Rate (\$/SF/YR): 11.5 Lease Type: NNN Lease Type: NNN Lot Dimensions: 131' X 100' SqFt - Total: 2,303 Primary Street Access: MCDANIEL Inside City Limits: Yes Build to Suit: No Construction Status: Existing Foreclosure/Short Sale: No Historical District: No	

Directions: CHESTNUT EXPY TO BARNES AVE; SOUTH 1/8 MILE TO MCDANIEL ST; WEST TO PROPERTY 1/4 MILE ON SOUTH SIDE OF STREET. SIGN ON PROPERTY.

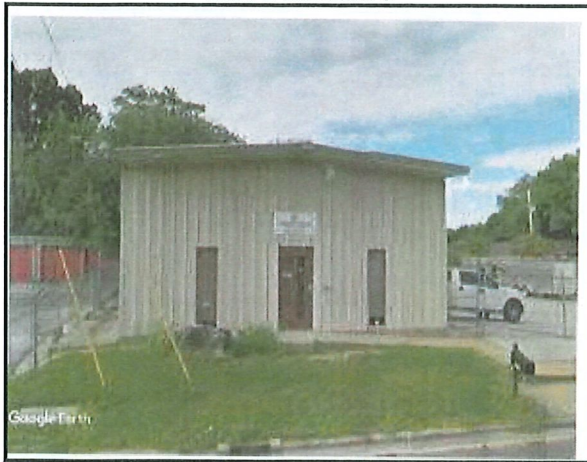
Legal Description: Beg 288 Ft N & 225 Ft E Sw Cor Ne1/4 Nw1/4 20/29/21 S 131 Ft E 100 Ft N 131 Ft W to Beg (Ex St)

Marketing Remarks: 'STANDALONE' OFFICE/WAREHOUSE; CURRENT TENANT- CABINET MFG; EASY ACCESS TO US65 AND I44; CURRENT LEASE TERM. 11/30/26 TENANT WILLING TO VACATE WITH 4 WEEKS NOTICE. OFFICE AND WHSE A/C AND HEAT; CHAIN LINK FENCING WITH LOCKING GATE.

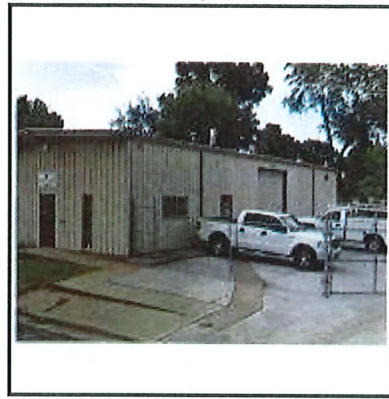
Details		Dock Information	Tax & Legal
How to Show: Call Listing Agent County: Greene Miscellaneous: 1 Phase; 220 Power; Clear Span; Fencing; Fire Alarm; Inside Storage; Outside Storage; Security Lighting; Water Heater-Gas Utilities Available: Electric; Gas; Public Sewer; Public Water; Tenant Pays Business Type: Distribution; Manufacturing; Warehouse	Parking: 11-15 Spaces; Hard Surface; Parking Area; Paved Heating: Forced Air; Gas; Space Heaters Cooling: Central; Electric; Wall Unit(s) Restrooms: 2 View: No Waterfront/View: None Roof: Flat Roof; Metal	Docks/Slips: No	Vacancy %: 100 Zoning: HC Real Estate Tax: 1,913.19 RE Tax Provided By: Assessor Records Parcel ID: 1220212011 2025 Sub Lease: No Transaction Type: Lease
Presented by Ronald Tappan Reece Commercial 3626 S. Campbell Ave. Springfield, MO 65807 Office Phone: 417-882-5710 Agent Phone: 417-882-5710 rontappan@reececommercial.com http://www.reececommercial.com 1999026493		Owner Agent: No CAM: \$1.99/SF/YR	

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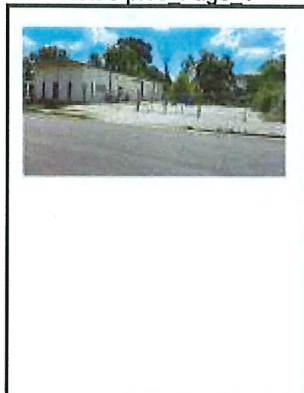
2024 E McDaniel 3



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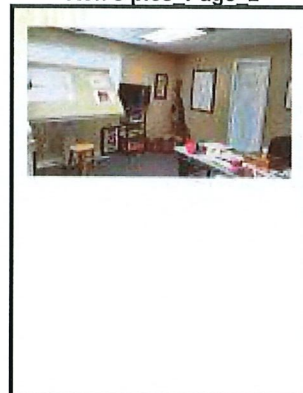


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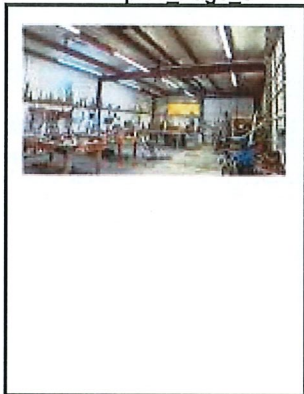


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Ron's pics Page 3



2024 E McDaniel 1









2024 EAST MCDANIEL

