

2,912 SF OFFICE & WAREHOUSE BUILDINGS FOR LEASE IN SPRINGFIELD

3344 W Farm Road 146
Springfield, MO 65807

Presented By

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PROPERTY HIGHLIGHTS

Thank you for looking at the 2,912 SF Office & Warehouse Buildings For Lease on .67 acres in Springfield MO

This property offers convenient access to Sunshine and West Bypass Springfield, MO

Office building size: 1,412 sf

Warehouse building size: 1,500 sf

Lot size: .67 acres

Office building offers 4 private offices, reception area, kitchen, conference room and 2 restrooms

City water and sewer

Warehouse building offers 3 x 10' grade-level-doors

For Lease at \$12.00/sf NNN

Estimated NNN is \$3.00/sf

Total rent is \$3,640 per month

For more information, please call or text the Listing Agent today, thank you.

LOCATION DESCRIPTION

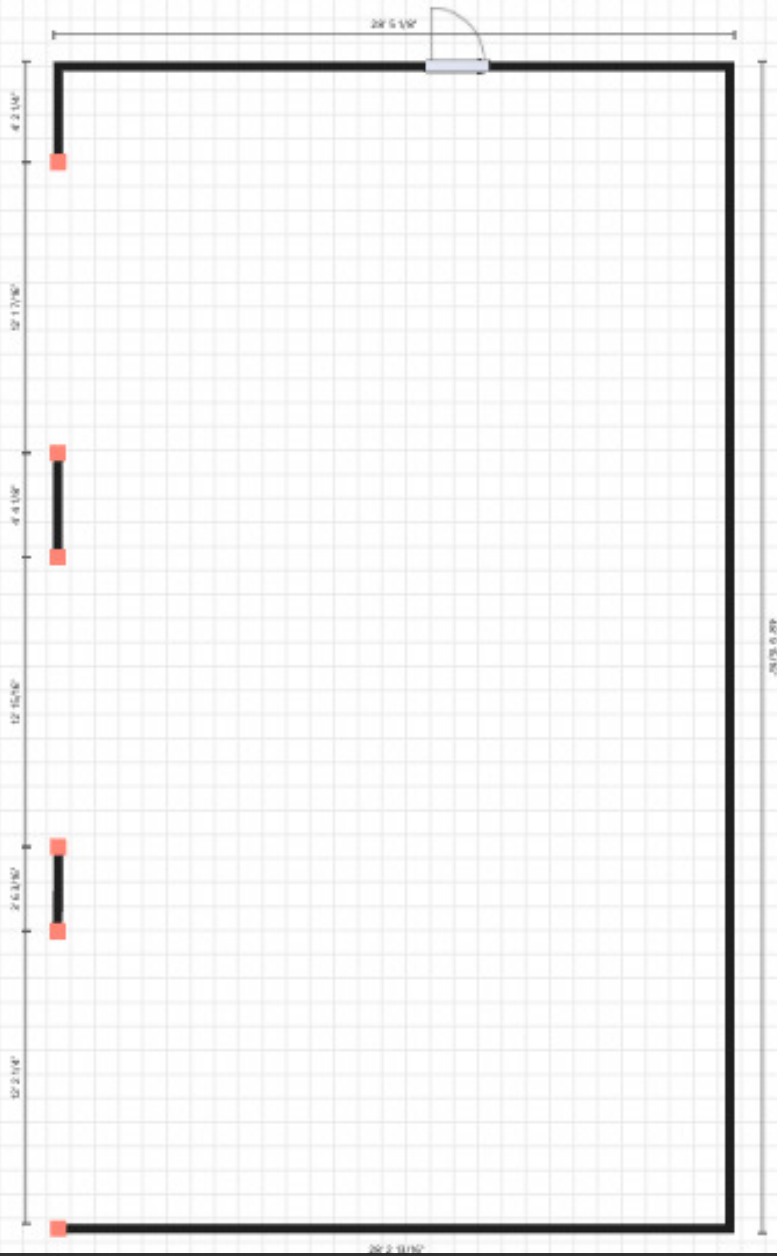
Located just north of the rapidly growing intersection of W Sunshine & West Bypass. Neighboring businesses include Walmart Supercenter, Menards, Ulta Beauty, Ross Dress for Less, Whataburger, Subway, Petco Pet Supply, Taco Bell, Discount Tire, Game Stop Center Domino's Pizza, Kum&Go, Jordan Valley Auto Body Repair, Fastrip, O'Reilly Auto Parts, Dollar Tree, and many other local and national companies.

OFFERING SUMMARY

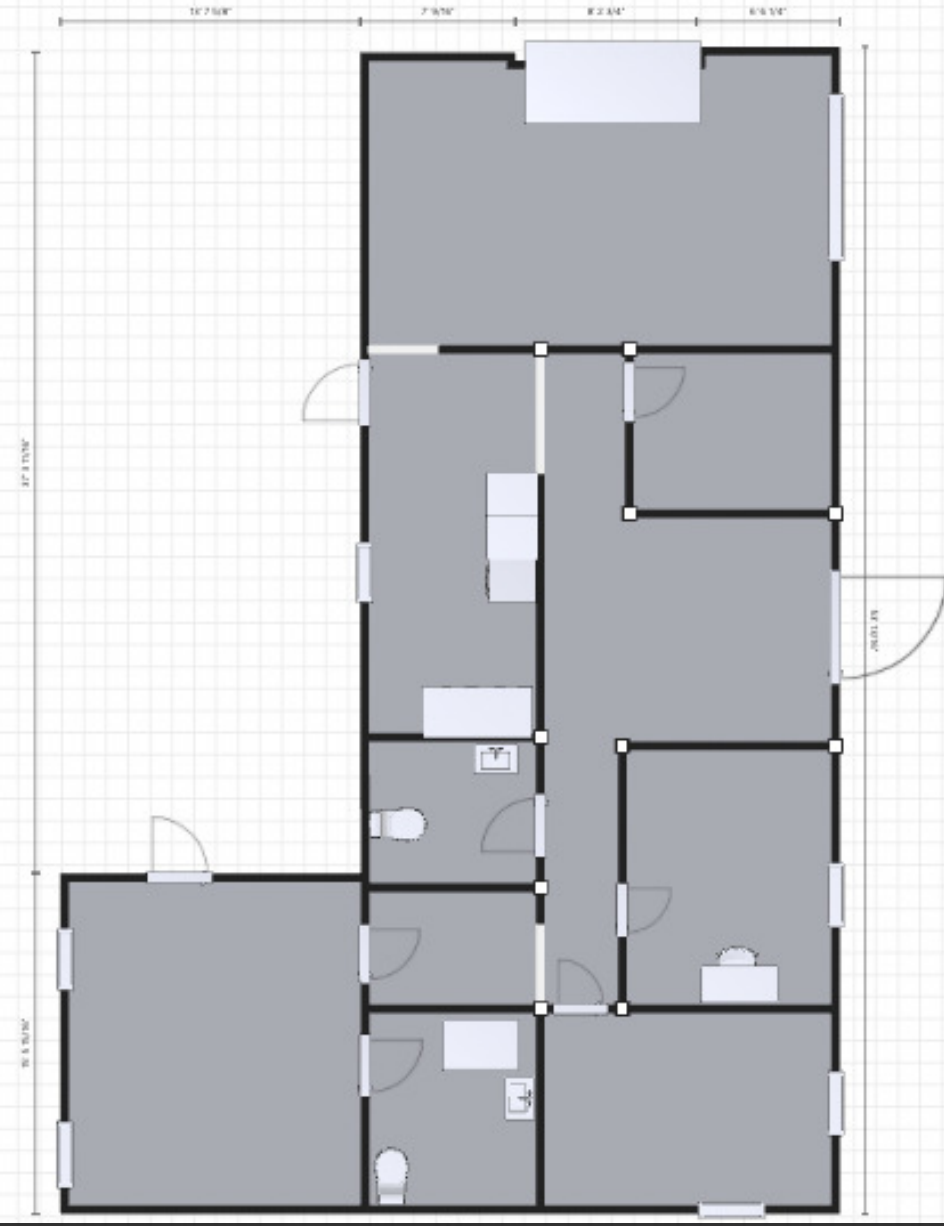
Lease Rate:	\$12.00 / SF NNN
Estimated NNN:	\$3.00 / SF
Total Monthly Lease Rate:	\$ 3,640.00
Building Size:	2,912 SF
Lot Size:	0.67Acres
Private Offices:	4
Conference Room:	Yes
Kitchen:	Yes
Warehouse Drive-In-Door Height:	10'
Total Overhead Doors:	3
Office Size:	1,412 SF
Warehouse Size:	1,500 SF
Cross Roads:	W Sunshine & West Bypass
Zoning:	C-2 General Commercial
Restrooms:	2

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Warehouse



Office



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1,412 SF OFFICE

- 4 private offices
- Reception area
- Conference room and bull pen
- Kitchenette
- All hard surface flooring throughout



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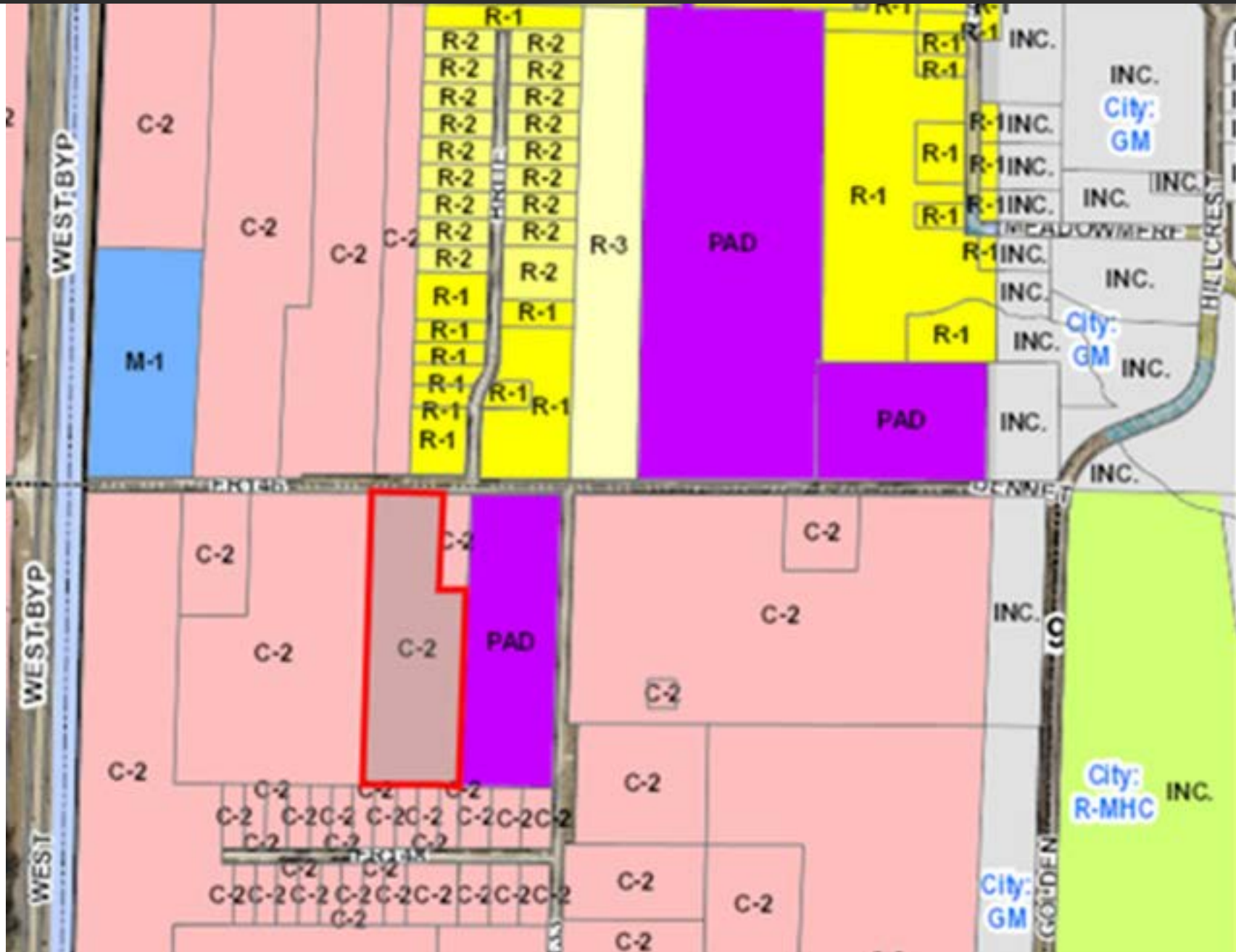
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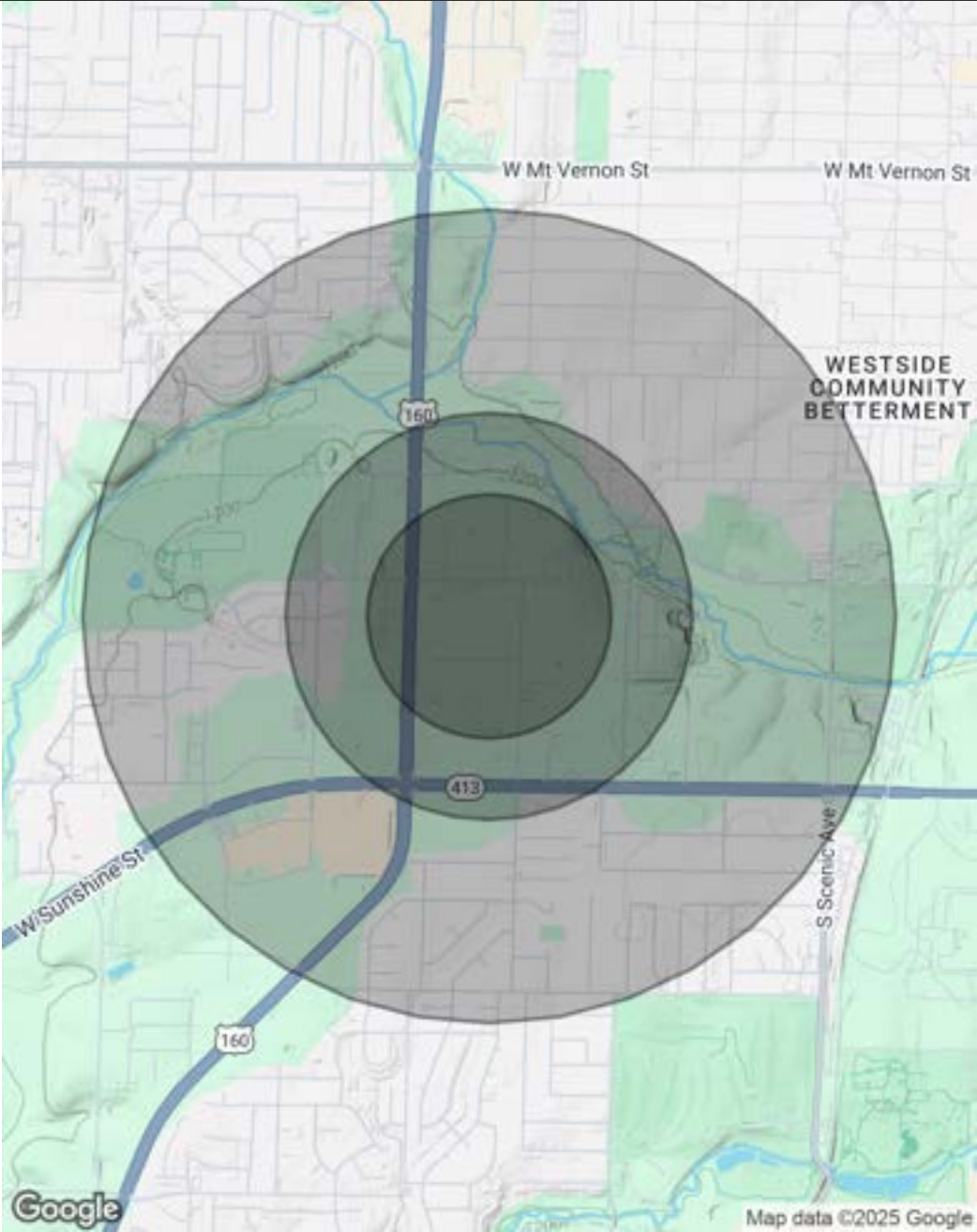
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	65	728	5,463
Average Age	36	37	39
Average Age (Male)	35	36	38
Average Age (Female)	36	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	286	2,176
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$56,087	\$61,962	\$65,350
Average House Value	\$141,825	\$155,366	\$173,688

Demographics data derived from AlphaMap



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Direct: 417.522.9940**PROFESSIONAL BACKGROUND**

Gerald Zamora serves as a Commercial Advisor with Zamora Real Estate Powered by The Firm Commercial and specializes in the Springfield Missouri metro area. Gerald has 20 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".

2021 Trusted Advisers Commercial Realtor
2022 CoStar POWERBROKER Top Broker Winner
2023 CREXI Platinum Broker Award Winner
2023 CoStar Power Broker - Zamora Real Estate
Residential Broker since 2004

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