WAREHOUSE SPACE FOR RENT – *2610 NORTH WESTGATE AVENUE*

Location: Northwest Springfield near the Airport and the new Partnership Industrial Center West; one-quarter mile north of Kearney on east side of Westgate and one mile from Interstate 44 interchange at West-By-Pass; across from CNH Reman. 2610 North Westgate Avenue, Springfield, MO 65803

Estimated completion date in the Summer of 2025: 110,000 square feet (550' wide x 200' deep); 14 9'x10' dock doors (12 more can be added); Fourteen 7'W X 8'L 40,000 lbs DLM hydraulic pit levelers at rear of building; Two 18' x 14' drive-in doors on back of building; 32' clear height; ESFR sprinkler; 7" concrete floor, 6" vinyl-backed fiberglass insulation in the roof and 4" in the walls, ideal for distribution warehouse with lots of room for truck maneuvering and parking. 480 3-phase electric with 1,200 amps. There is also additional room for parking and a large amount of outdoor storage in back.

Office: 1,200 square feet of office included with 3 bathrooms and a breakroom.

RENTAL RATES

	Space Area*	Office Area*	Rent per SF	Monthly Rent
	110,000 SF	1,200 SF	$6.75	$61,875
	Less than 110,000 SF	Negotiable	Negotiable	Negotiable
*Negotiable.				

Triple NNN Net lease where Tenant pays all expenses and Owner pays for structural and roof maintenance.

Enterprise Zone: Property is located in a Springfield Enhanced Enterprise Zone.

Zoning: GM (General Manufacturing)

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