

# 444 N Belcrest



444 N BELCREST AVE, SPRINGFIELD, MO 65802

COVER PAGE

For Lease



For more information please contact:

**David Havens**

Senior Broker

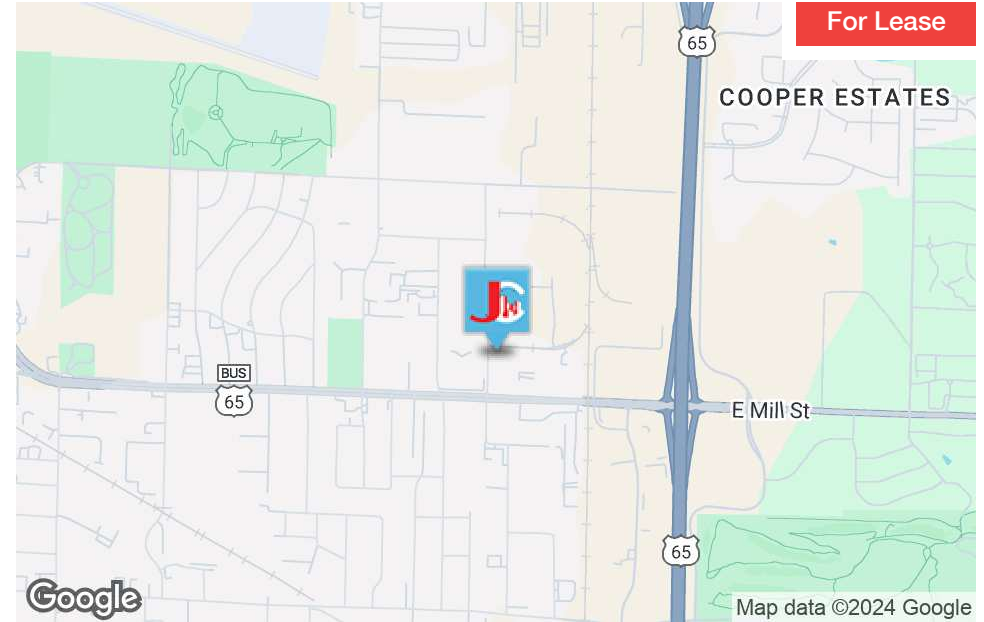
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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | [JaredCommercial.com](http://JaredCommercial.com)



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### OFFERING SUMMARY

Lease Rate:	\$7,000.00 per month (NNN)
Building Size:	4,845 SF
Available SF:	4,845 SF
Lot Size:	2.05 Acres
Number of Units:	1
Zoning:	Commercial
Market:	Springfield, MO

### PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 444 N Belcrest Ave, Springfield, MO, 65802. This exceptional property boasts a corner lot with two entrances, providing seamless access and visibility. Its strategic location offers convenient proximity to U.S. Hwy 65 via Chestnut Expy, streamlining transportation logistics for tenants. The warehouse is thoughtfully designed with 6-bay cross-docks, offering efficient operations and optimal workflow. Further adding to its appeal, the property features a fenced 2-acre asphalt parking lot, ensuring ample space for parking and maneuvering. With the potential for 12 dock high doors and 1 drive-in door, this versatile warehouse space is poised to accommodate diverse industrial and distribution needs, making it an ideal choice for forward-thinking tenants.

### PROPERTY HIGHLIGHTS

- Corner lot w 2 entrances
- Easy Access to U.S. Hwy 65 from Chestnut Expy.
- Warehouse is designed for 6- bay cross- docks
- 2 acres Fenced Asphalt Parking Lot.
- Warehouse has potential of 12 dock high doors and 1 drive in door



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LEASE SPACES



For Lease

## LEASE INFORMATION

Lease Type: NNN      Lease Term: Negotiable  
Total Space: 4,845 SF      Lease Rate: \$7,000.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
444	Available	4,845 SF	NNN	\$7,000 per month	Free Standing.

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SITE PLAN

For Lease



N Belcrest Ave

4,845 SqFt

RAMP

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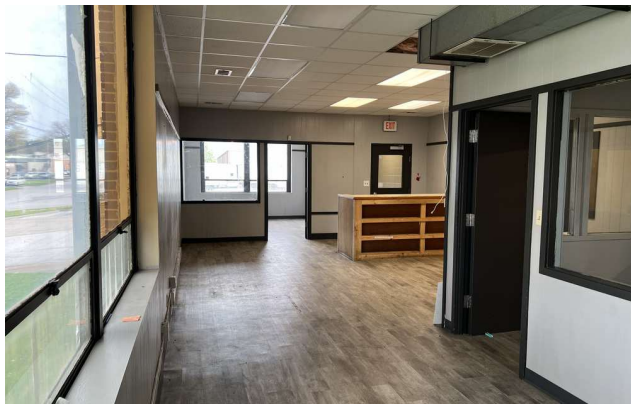


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ADDITIONAL PHOTOS



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RETAILER MAP

For Lease



Google

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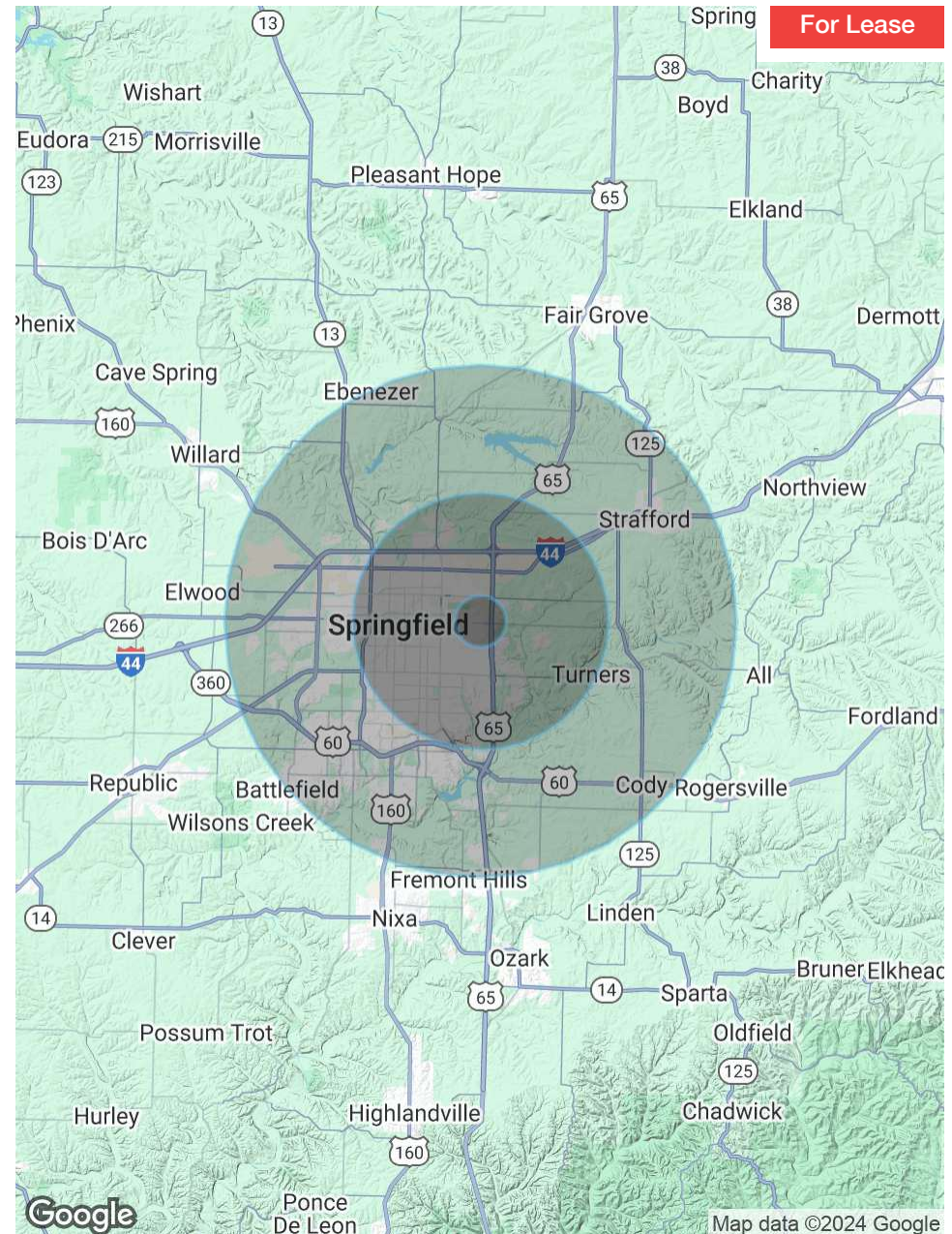
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,630	121,156	267,105
Average Age	33.8	34.2	36.2
Average Age (Male)	33.9	33.3	35.1
Average Age (Female)	33.8	35.2	37.4

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,092	52,134	114,586
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$40,558	\$49,301	\$53,824
Average House Value	\$89,059	\$144,228	\$162,925

\* Demographic data derived from 2020 ACS - US Census





For Lease



## DAVID HAVENS

Senior Broker

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)

**Direct:** 417.877.7900 x101 | **Cell:** 417.350.4771

MO #2015037234

## EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

## MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

**Jared Commercial**  
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Springfield, MO 65804  
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