



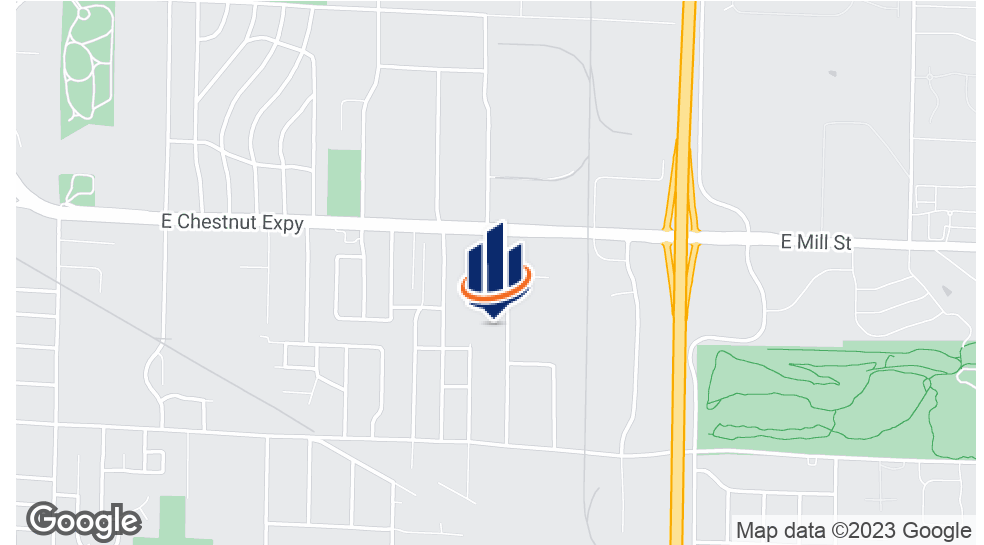
2,060' OFFICE/WAREHOUSE NEAR CHESTNUT & 65

311 SOUTH UNION
SPRINGFIELD, MO 65802

Mike Fusek, CCIM
Senior Advisor
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Property Summary



OFFERING SUMMARY

Unit 2:	2,060 sq ft
Unit 5:	2,060 sq ft
Drive In Doors:	12' tall drive in
Dock:	Yes, shared
HVAC:	Heated & Cooled
Available SF:	2,060
Lot Size:	1.53 Acres
Zoning:	General Manufacturing
Market:	Springfield

PROPERTY OVERVIEW

Thank you for looking at the Union Office/Warehouse near Chestnut and 65. Building features 3-phase electrical, fire sprinkler system, 12' tall drive in doors and a shared dock.

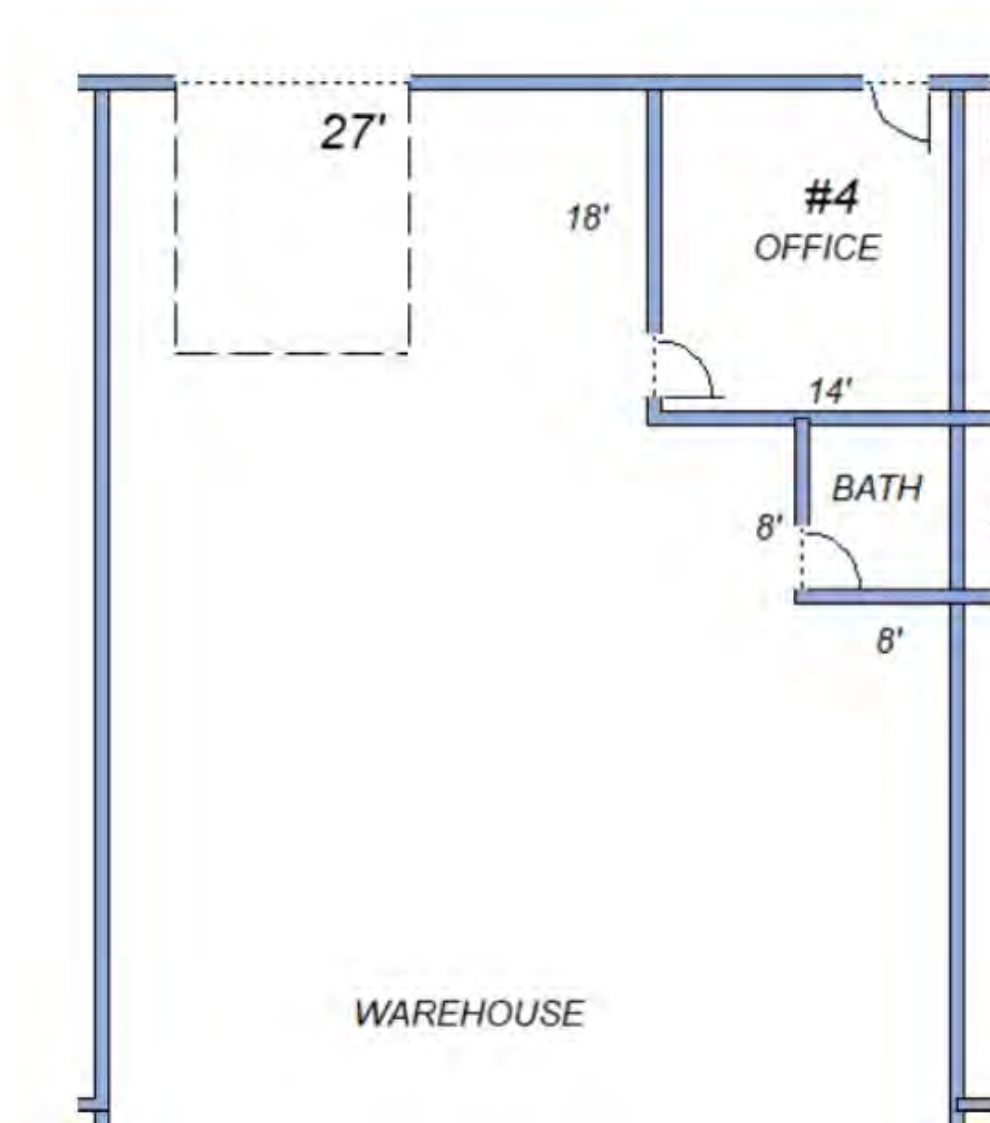
Unit 4 - 2,060 Sq Ft w/ 250' of office, 1,810' of heated/cooled warehouse 14 foot ceiling height, & 12' drive-in-door.
Unit 4 - Total rent is \$1,802 / month [\$1,459 Base Rent + \$343 CAM, tax, ins].

To preview this space or others, please email the Listing Agent. Thank you!

GREAT LOCATION IN THE US-65 & CHESTNUT AREA, WITH EASY ACCESS TO US-65, INTERSTATE 44, AND ALL OF SPRINGFIELD. ONLY 1 MINUTE DRIVE TO US-65, 4 MINUTES TO INTERSTATE 44, 8 MINUTES TO DOWNTOWN SPRINGFIELD AND ONLY 15 MINUTES TO OZARK. ON UNION AVE, JUST EAST OF 65 AND SOUTH OF CHESTNUT EXPRESSWAY.

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Floor Plans



Additional Photos



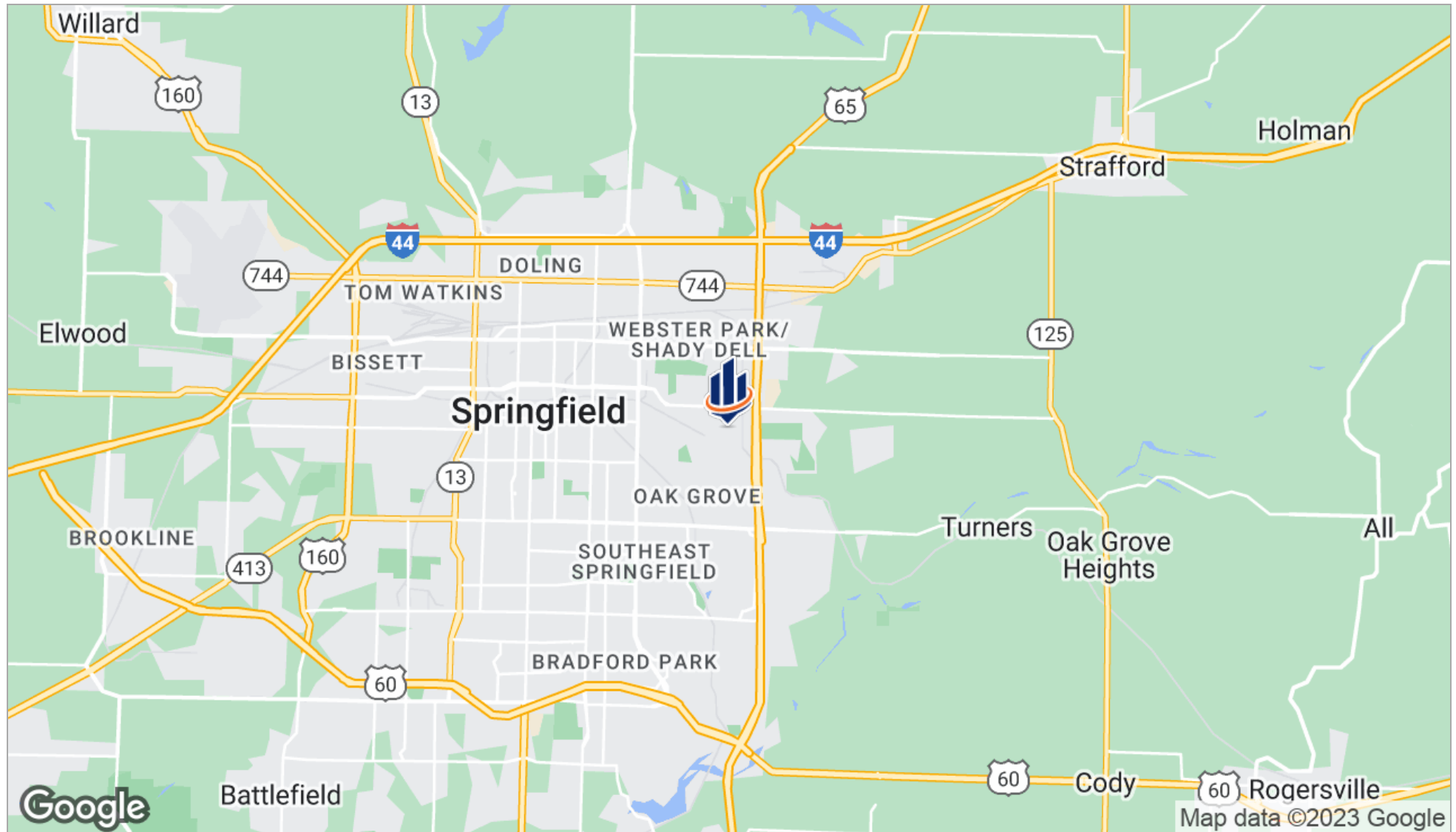
Additional Photos



Additional Photos



Location Maps



2,060' ON UNION OFFICE/WAREHOUSE NEAR CHESTNUT & 65 | 311 SOUTH UNION SPRINGFIELD, MO 65802

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Advisor Bio 1



MIKE FUSEK, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 25+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client's needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri and Florida. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009. SVN has more than 1,700 National Advisors.

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