



# SGF Warehouse Available Near Airport & I-44

34,556 Sq Ft, 2 Buildings, 11 acres

3PL, Cross Dock or Other Warehouse Operations

**Build to Suit for Food Service, 3PL, Cross Dock and More**

Call: 417-693-2346

The  
**Realty●Group**  
ADIN BABAN & ASSOCIATES

# 1630 N Eldon Ave Springfield, MO 65803

## WAREHOUSE FACILITY FACTS

Building Size	34,556 SF
Lot Size	11.00 AC
Year Built	1990
Zoning	GM - General Manufacturing

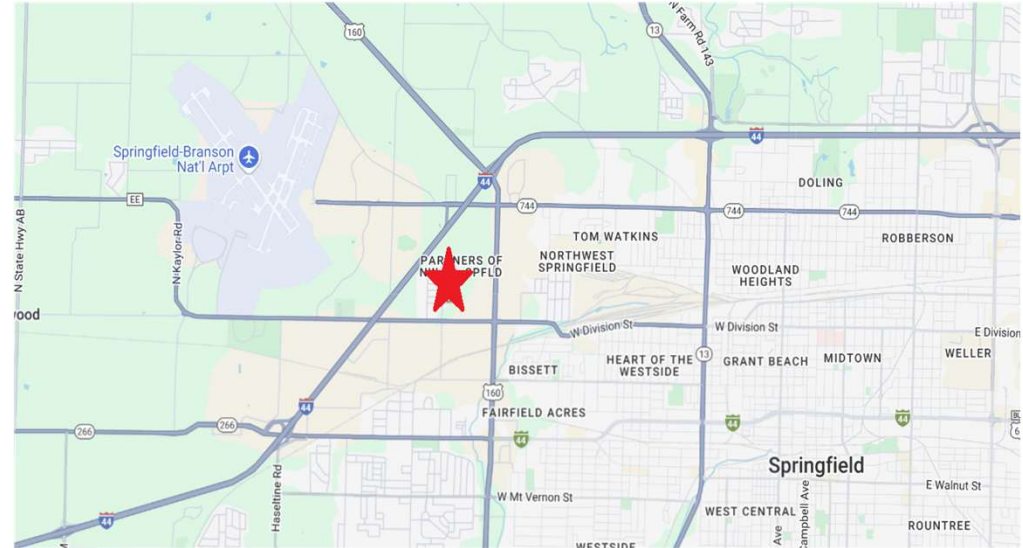
## Warehouse Space Leasing Options (Fully Fenced, Secured Property with 2 Buildings)

Option:	SF Size:	Term:	Rental Rate:	Bays:	Clearance:	Available:
Building 1	25,556	Build to Suit or As Is	\$8.50 / SF / YR	3	14'	Now
Building 2	9,000	Build to Suit or As Is	\$8.50 / SF / YR	1	14'	Now
Building 1 & 2	34,556	Build to Suit or As Is	\$8.50 / SF / YR	4	14'	Now

## ALL AVAILABLE SPACE

For Lease - 1630 N Eldon Ave, Springfield, MO  
Versatile SF industrial space available in a fully fenced and secure facility. Features include a wide overhead garage door, private restroom, office space, and an open-layout warehouse ideal for a variety of commercial or light industrial uses. Conveniently located with easy access to major roads. Perfect for logistics, trades, or storage operations.

- Lease rate does not include utilities, property expenses or building services
- Partitioned Offices
- Security System
- Central Heating System
- Private Restrooms
- Wheelchair Accessible



## TRANSPORTATION

### ✈️ AIRPORT

Springfield-Branson Ntl  15 min drive 4.7 mi

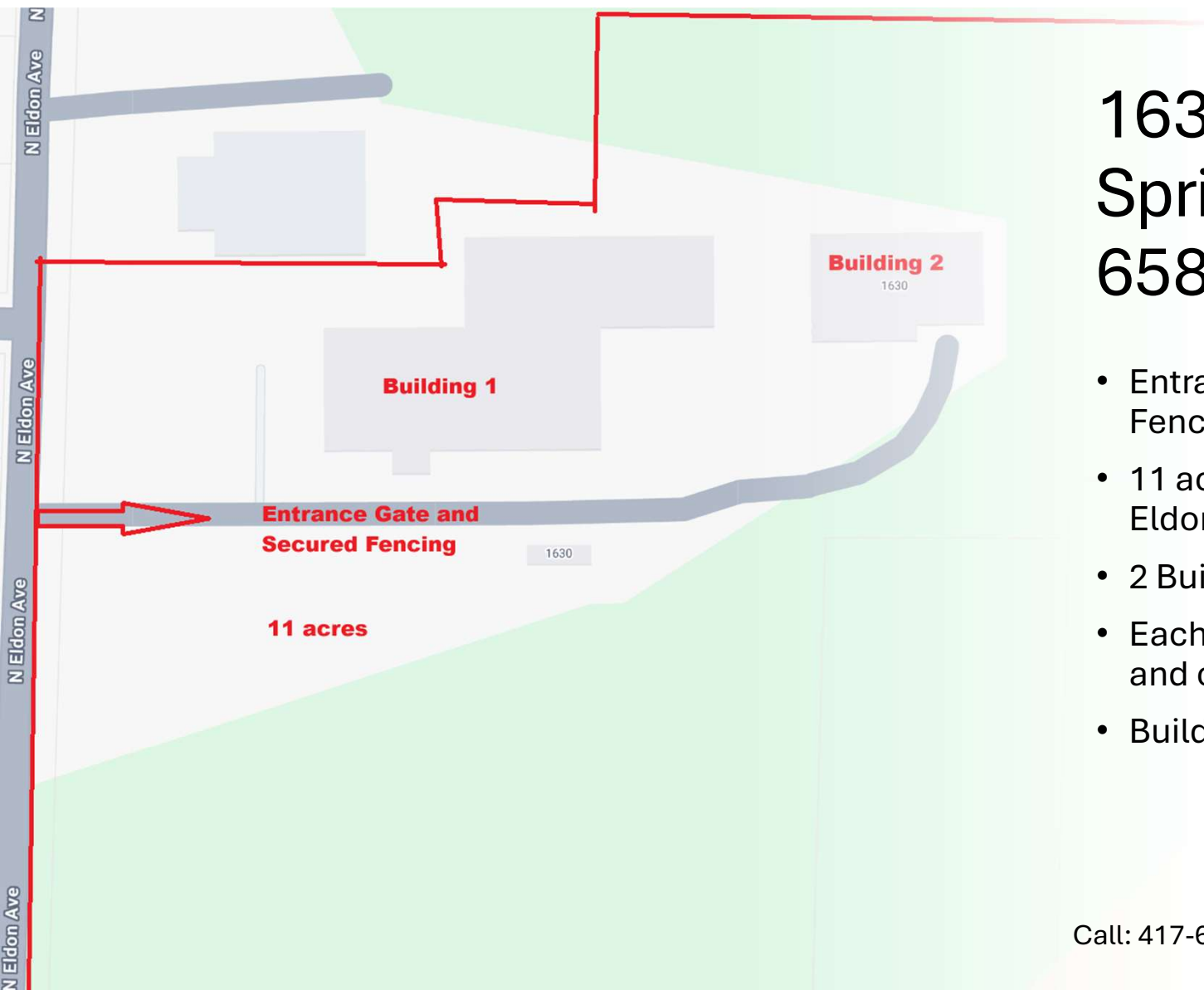
### ⚓ FREIGHT PORT

Tulsa Port of Inola 190 min drive 168.6 mi

### 🚂 RAILROAD

WESTSIDE RELOAD-SPRINGFIELD-MO 8 min drive 3.6 mi

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# 1630 N Eldon Ave Springfield, MO 65803

- Entrance Gate & Secured Fencing for Private Access
- 11 acres facing Division St & N Eldon Ave
- 2 Buildings available
- Each building has bathrooms and office space
- Build to Suit available

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## Excellent Cross Dock, 3PL or other Operation





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Springfield, MO 65803



For all inquiries, contact:

Adin Baban

417-693-2346

adin@adin.co

www.therealty.group

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