

FOR LEASE

WAREHOUSE SPACE



1630 N ELDON AVE

SPRINGFIELD, MO 65803

PRICE REDUCTION

\$6.50 / SF MG

Property Details

- 34,556 SQFT
- 2 Buildings
- 12.82 Acres
- 3PL, Cross Dock, or Other Warehouse Operations
- Build to Suit for Food Service, 3PL, Cross Dock & More

For more information contact:

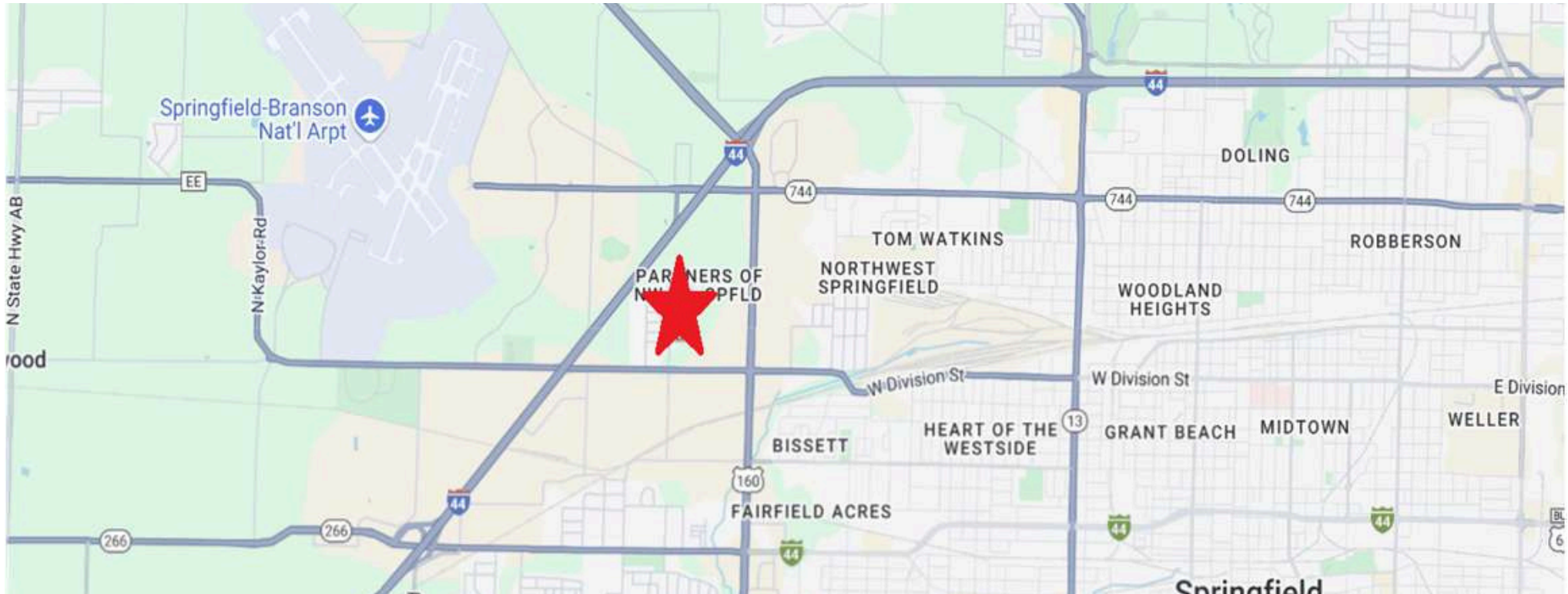
KEATON SNOW

417.860.4955

keaton.snow@reececommercial.com

FOR LEASE

FACILITY FACTS

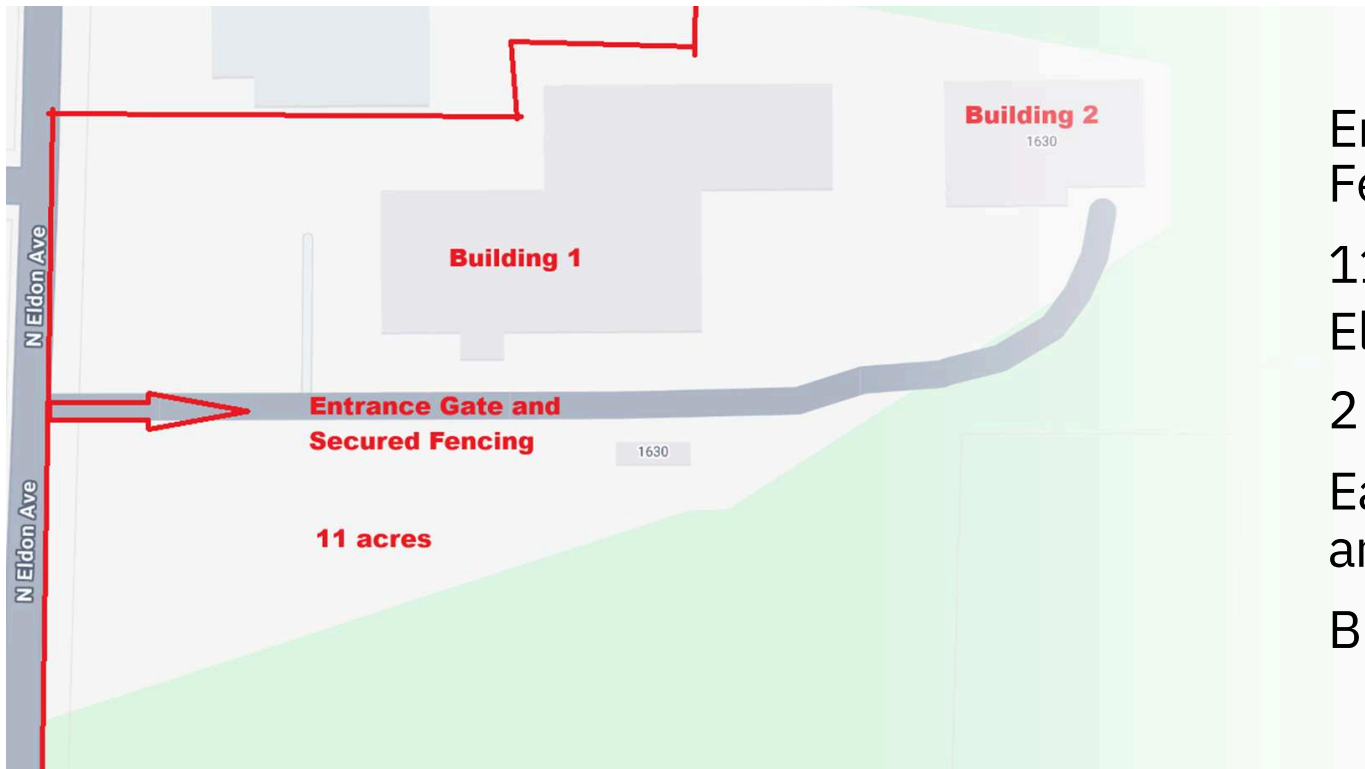


Warehouse Space Leasing Options (Fully Fenced, Secured Property with 2 Buildings)

<u>Option:</u>	<u>SF Size:</u>	<u>Term:</u>	<u>Rental Rate:</u>	<u>Bays:</u>	<u>Clearance:</u>	<u>Available:</u>
Building 1	25,556	Build to Suit or As Is	\$6.50 / SF / YR	3	14'	Now
Building 2	9,000	Build to Suit or As Is	\$6.50 / SF / YR	1	14'	Now
Building 1 & 2	34,556	Build to Suit or As Is	\$6.50 / SF / YR	4	14'	Now

FOR LEASE

FACILITY FACTS



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

ALL AVAILABLE SPACE

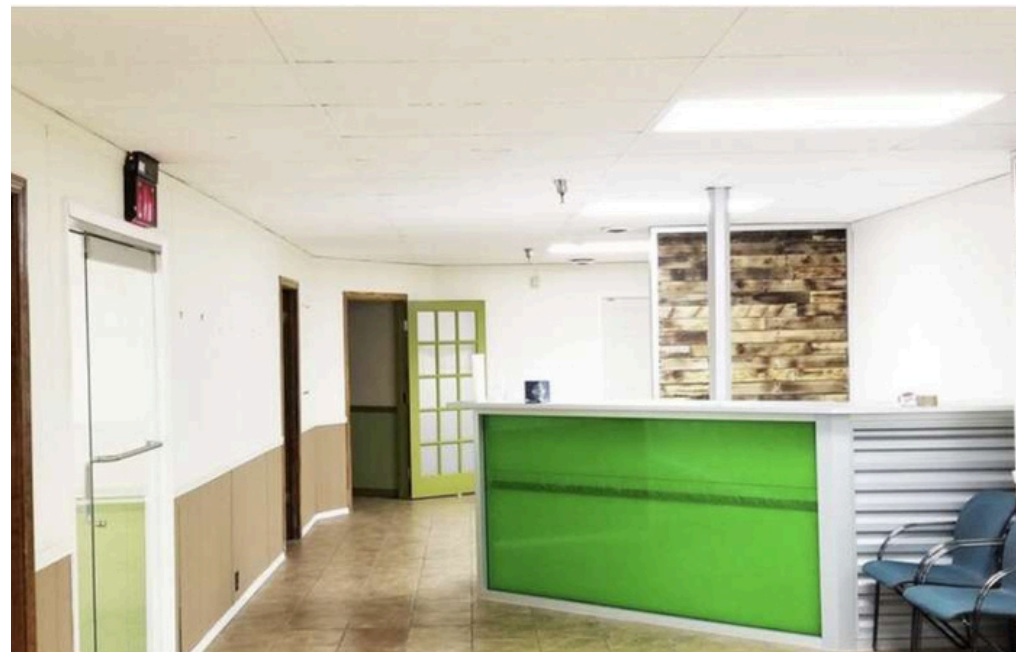
For Lease – 1630 N Eldon Ave, Springfield, MO

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

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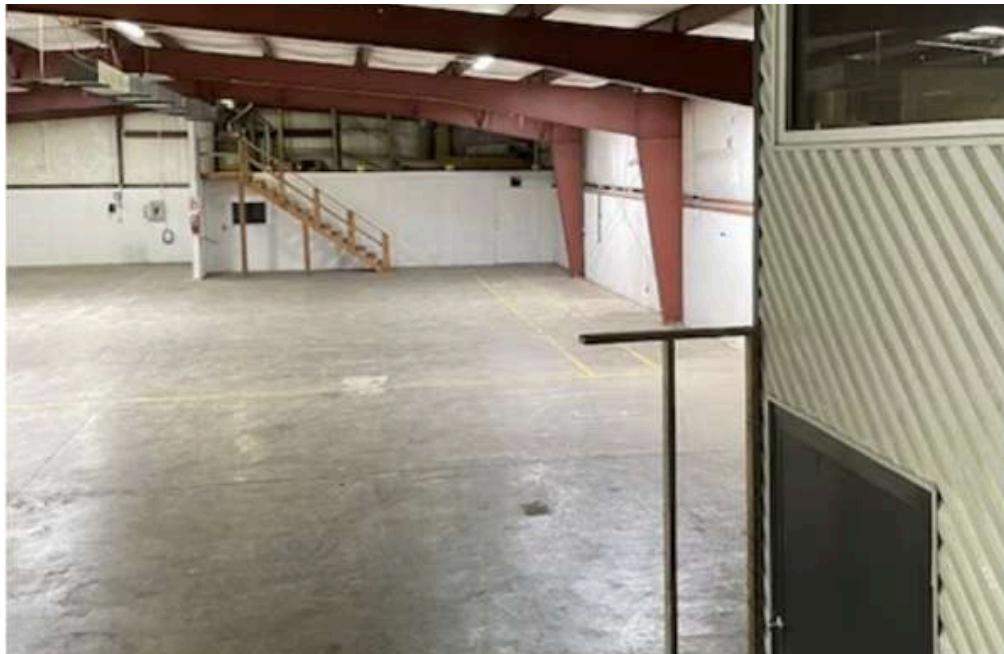
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Demographics

	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	1,910	35,824	108,833
MEDIAN HOUSEHOLD INCOME	\$44,589	\$44,313	\$42,350

FOR LEASE

AERIAL

