

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:*

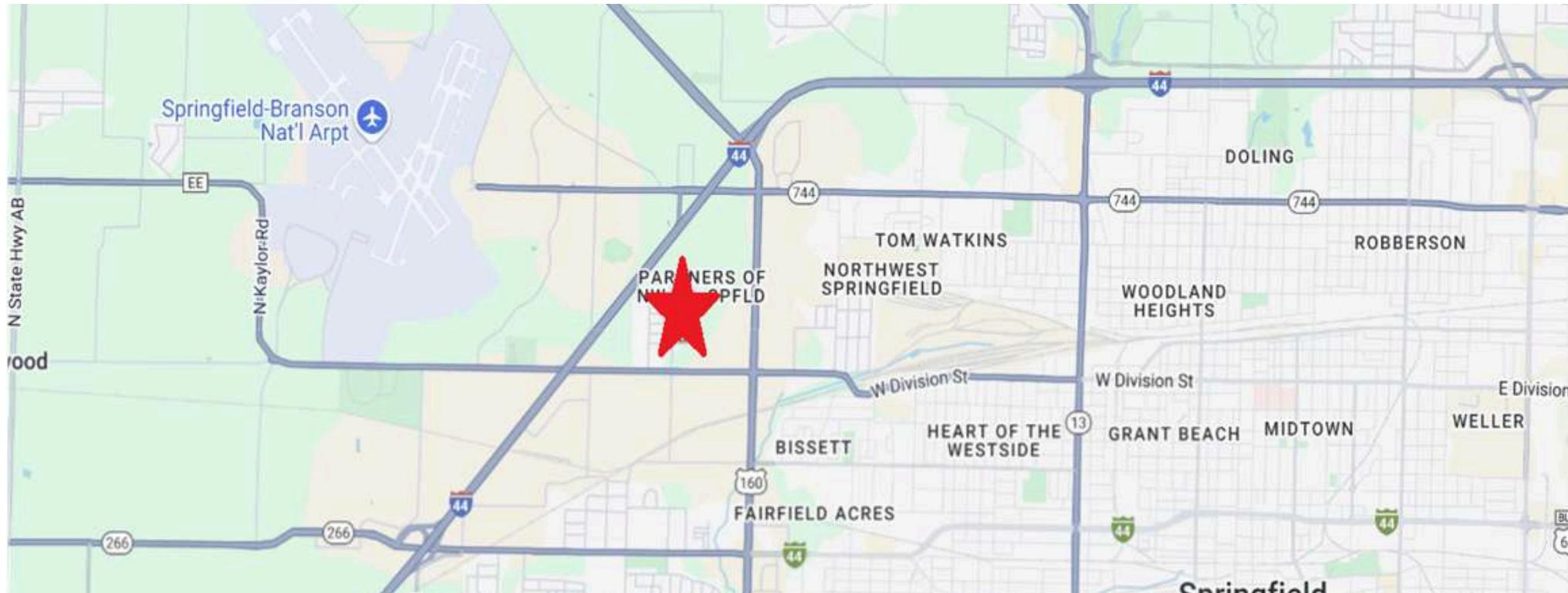
**KEATON SNOW**

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# FACILITY FACTS



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

<b>Option:</b>	<b>SF Size:</b>	<b>Term:</b>	<b>Rental Rate:</b>	<b>Bays:</b>	<b>Clearance:</b>	<b>Available:</b>
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

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# 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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## 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

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