



## **8,000 SF Ofc/Whse on large fenced lot**

2234 N Packer Rd, Springfield, MO 65803



**Barbara Beyer CCIM**

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# 8,000 SF Ofc/Whse on large fenced lot

\$7.25 /SF/YR

Offfce/Warehouse/shop with new LED lighting, 3-phase power,dock and 14 ft drive-in doors,restrooms and break area. Large gated and fenced lot.

Located just one block and on right turn to E Kearney and half mile to Hwy 65 then 3/4 mile to Interstate-44....

- 14 ft drive-in doors
- dock
- heavy 3-phase power
- 5 minutes to Interstate-44
- Large fenced lot



Rental Rate: \$7.25 /SF/YR

Property Type: Industrial

Rentable Building Area: 8,000 SF

Year Built: 2018

Taxes: \$0.07 USD/SF/MO

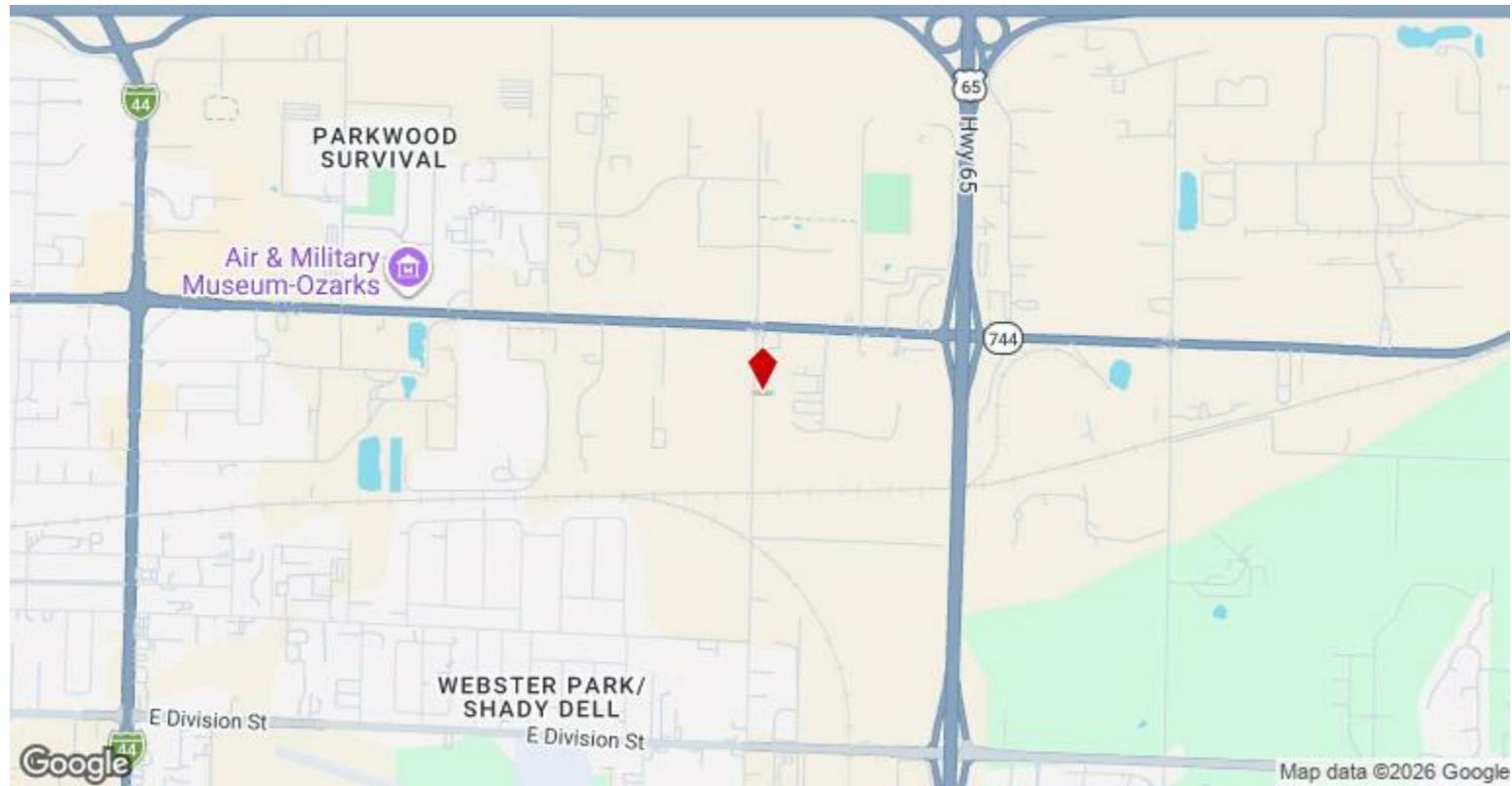
Operating Expenses: \$0.10 USD/SF/MO

Rental Rate Mo: \$0.60 /SF/MO

## 1st Floor

1

Space Available	8,000 SF	3-phase 18 ft and 14 ft clear eave
Rental Rate	\$7.25 /SF/YR	
Date Available	Now	
Service Type	Triple Net (NNN)	
Space Type	Relet	
Space Use	Industrial	
Lease Term	1 - 10 Years	



## 2234 N Packer Rd, Springfield, MO 65803

Office/Warehouse/shop with new LED lighting, 3-phase power, dock and 14 ft drive-in doors, restrooms and break area. Large gated and fenced lot.  
Located just one block and on right turn to E Kearney and half mile to Hwy 65 then 3/4 mile to Interstate-44.

# Property Photos



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## Property Photos



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