



3444 W FARM ROAD 146

Springfield, MO 65807



PROPERTY DESCRIPTION

Brand-new construction flex space is now available for lease in Springfield, MO! This versatile warehouse/office combo is perfect for businesses seeking a convenient space to store, manufacture, and sell products all in one location. Each suite is a spacious +/- 1,000 SF with a layout that is designed for flexibility, featuring 25% office or retail space and 75% warehouse or service garage. With a 12' tall overhead door, this space is ideal for businesses requiring efficient access and functionality. Conveniently located right off Highway 160, which sees around 16,600 VPD, and near the site of a new construction Target, this property offers excellent accessibility and visibility. The lease is a Modified Gross Lease, with tenants responsible for utilities (there is no gas service - only electric). Don't miss this opportunity to secure this prime space for your business!

PROPERTY HIGHLIGHTS

- New Construction Flex Space
- 5 Suites Available at +/- 1,000 SF Each
- Modified Gross Lease - Tenant Pays Utilities
- Right off Highway 160 for Added Visibility
- 2 Year Minimum Lease Term

OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | \$16.00 SF/yr (MG) |
| Number of Units: | 5 |
| Available SF: | 1,000 to 5,000 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,023 | 25,562 | 65,647 |
| Total Population | 5,123 | 60,010 | 151,527 |
| Average HH Income | \$67,148 | \$63,261 | \$68,577 |

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+/- 1,000 TO 5,000 SF WAREHOUSE/OFFICE SPACE FOR LEASE

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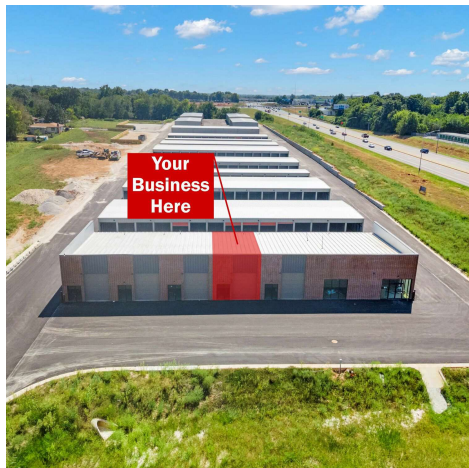
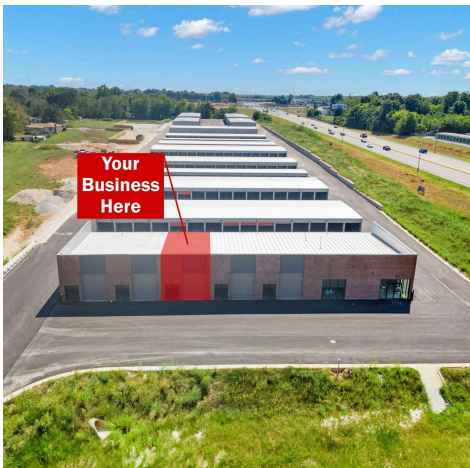
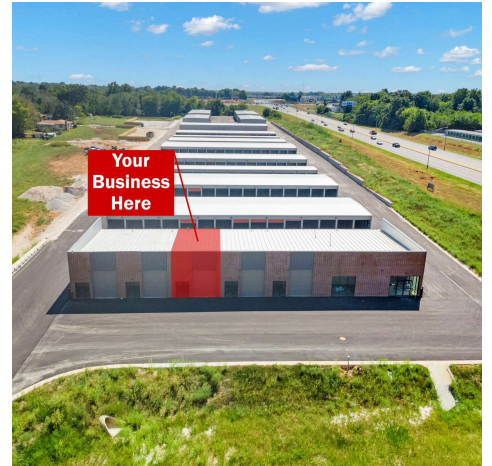
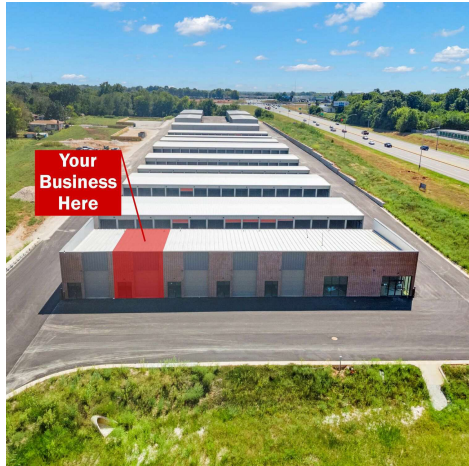
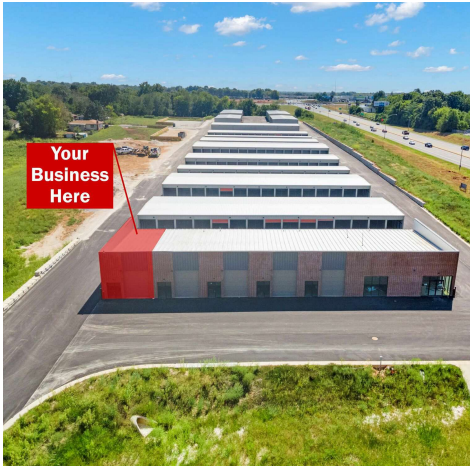
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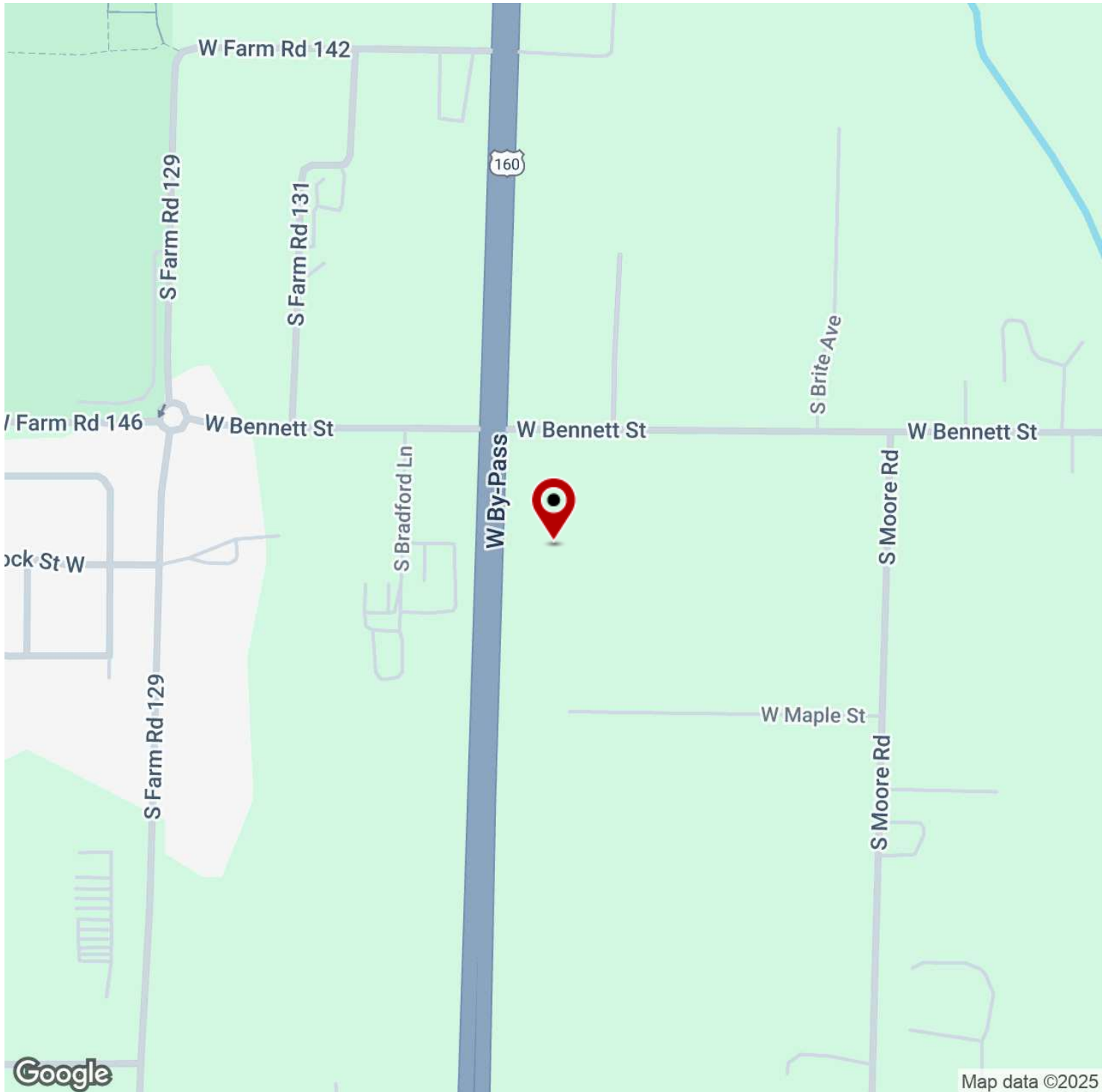
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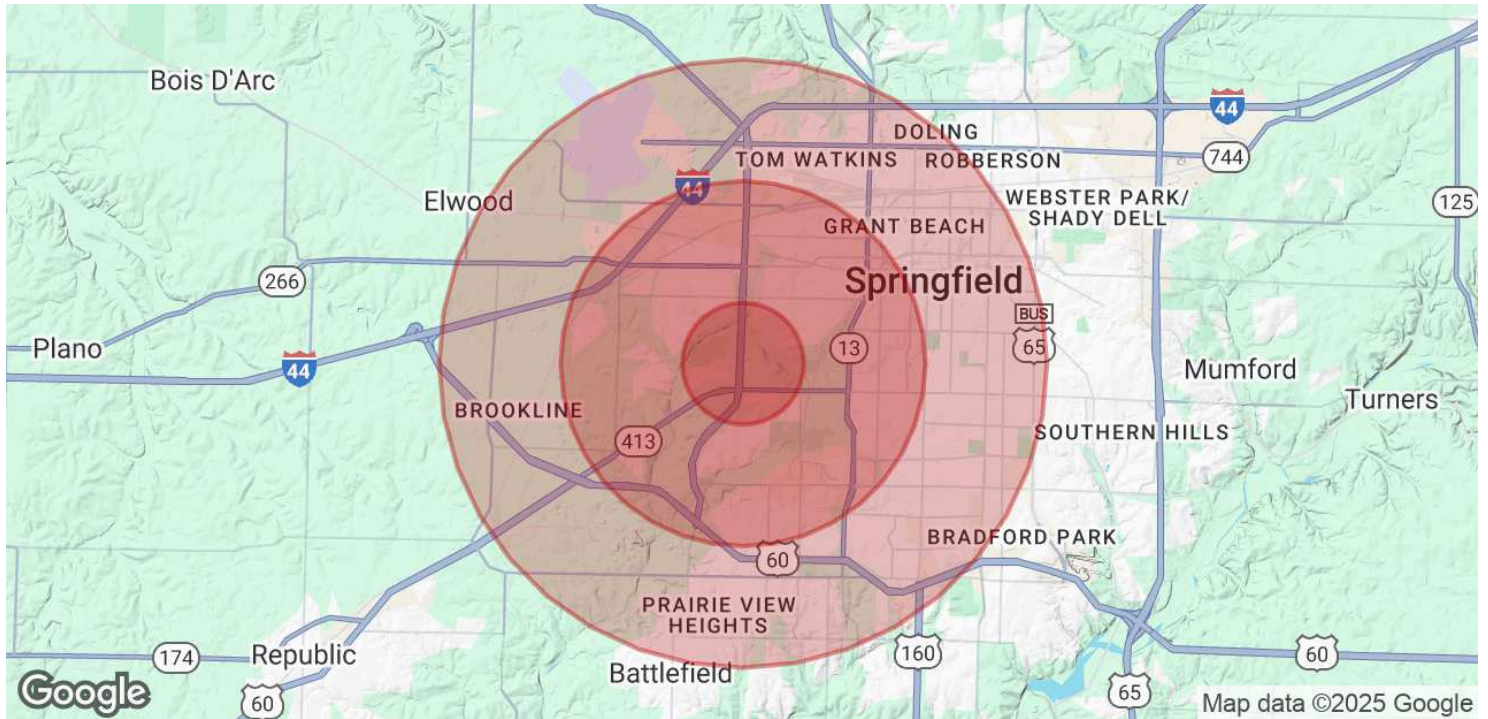
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 5,123 | 60,010 | 151,527 |
| Average Age | 39 | 39 | 38 |
| Average Age (Male) | 38 | 38 | 37 |
| Average Age (Female) | 40 | 40 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 2,023 | 25,562 | 65,647 |
| # of Persons per HH | 2.5 | 2.3 | 2.3 |
| Average HH Income | \$67,148 | \$63,261 | \$68,577 |
| Average House Value | \$187,148 | \$174,689 | \$199,916 |

Demographics data derived from AlphaMap

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