

309 E Water Street
Springfield, MO 65806



132,000 square feet

Zoned M-1

Solid brick building

16" inch reinforced concrete floors between each level

15 feet between support columns throughout the building

Membrane roof

13 plus offices

8 bathrooms

Top 4 floors leased

Owned for 24 years

3 freight elevators (5000#, 2500#, and 1500# capacity)

Conveyors between floors

Security system throughout

10 overhead door loading docks

36 parking spaces between 3 lots

Potential Railroad access

Meets and exceeds all city and fire codes