

FOR LEASE

2401-B WEST OLD ROUTE 66 | STRAFFORD, MO 65757



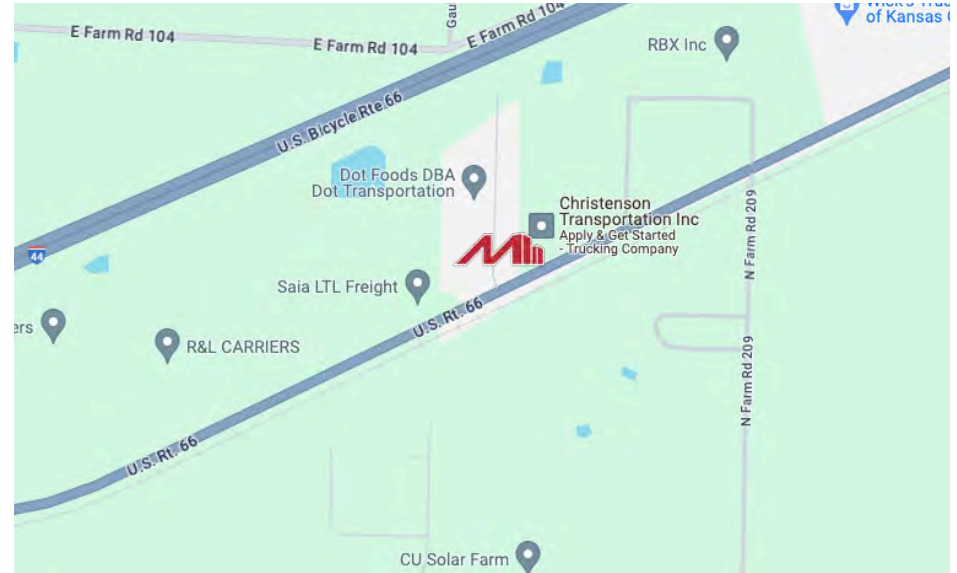
OFFICE PROPERTY

- 1,750 SF m/l
- Gross Lease
- Office/ Warehouse
- Paved General Parking 22 spaces
- Total Complex Land 1.66 Acres M/L
- Zoned Commercial- "M-1"

Mark Kerivan | 417-575-1271 | mkerivan@murney.com

 **MURNEY COMMERCIAL**
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

EXECUTIVE SUMMARY



PROPERTY SUMMARY

LEASE PRICE	\$1,250 MG
TOTAL LOT SIZE	1.66 acres
UNIT SIZE	1,750 SF
BUILDING CLASS	B
PARKING	Paved Lot
ZONING	M-1
MARKET	Strafford

PROPERTY OVERVIEW

1750 m/l office warehouse. Office area Includes reception / large office with VCT flooring totaling approx. 392 sf. m/l. with restroom. This office/warehouse is approx. 1,358 m/l sf concrete floors. Ceilings are sloping from 14' to 13' m/l, gas unit heater, and overhead drive in door (8' X 10') door.

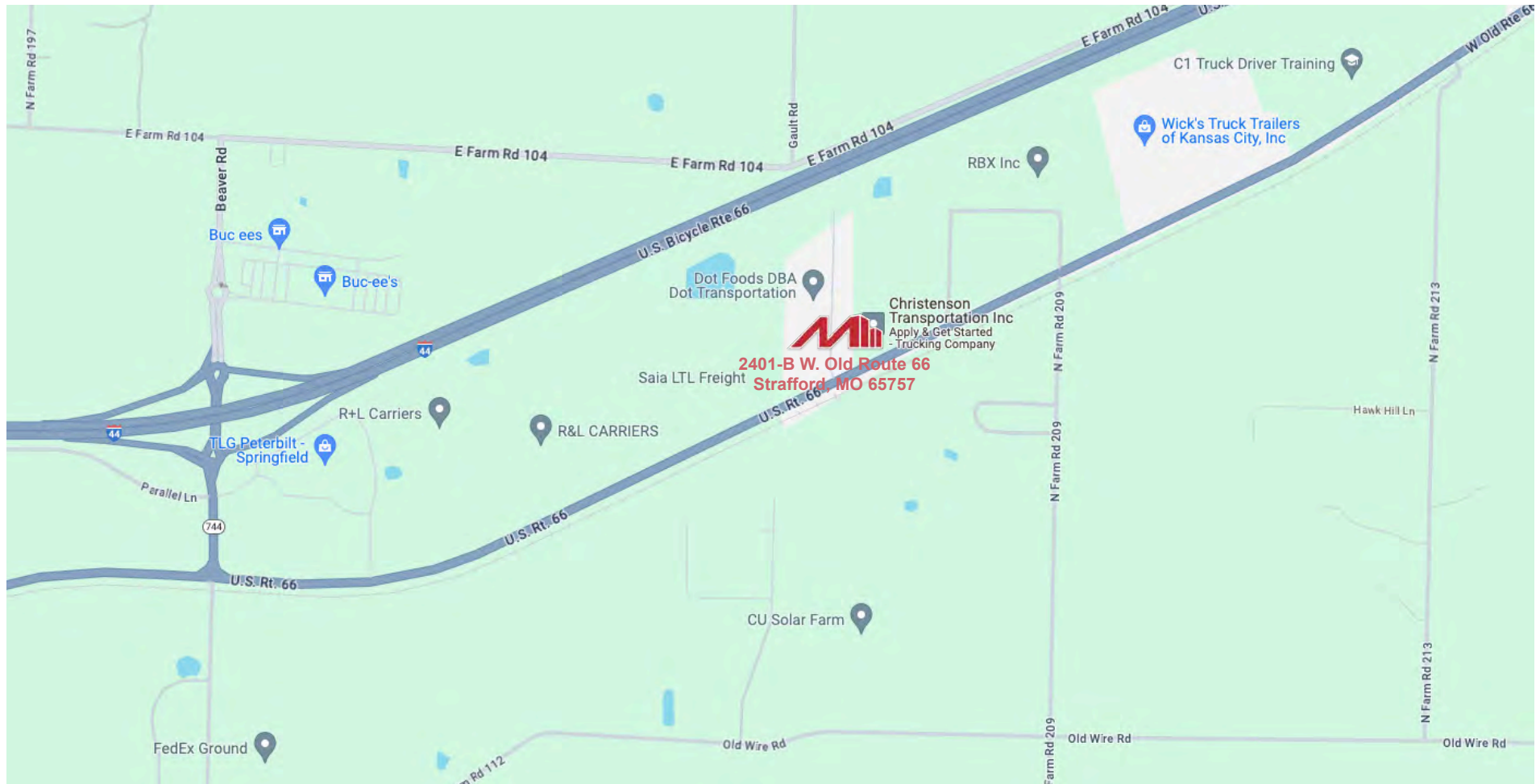
Mod Gross Lease of \$1,250.00 mth. Landlord responsible for exterior maintenance, taxes and building insurance (Net Fees). Tenant responsible for general liability insurance, janitorial, Internet, trash & utilities plus any increases of Net Fees after the base year.

Tenant & Tenant's Agent to do own due diligence as to any information and document needed. Information within the listing has been provided but is not guaranteed.

ADDITIONAL PHOTOS



SITE LOCATION



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the leasing of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Murney Associates, Realtors or Property Owner, or used for any purpose whatsoever other than to evaluate the possible leasing of the Property.

The only party authorized to represent the Owner in connection with the leasing of the Property is Murney Associates, Realtors listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to lease the Property, this Offering Memorandum must, at the request of Murney Associates, Realtors, be returned to Murney Associates, Realtors.

Neither the Murney Associates, Realtors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Murney Associates Realtors and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murney Associates, Realtors nor any of their agents, officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to lease the Property unless and until the Owner executes and delivers a signed Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective tenant will be deemed to have acknowledged the foregoing and agreed to release the Owner and Murney Associates, Realtors from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective tenant, any prospective Tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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FOR LEASE

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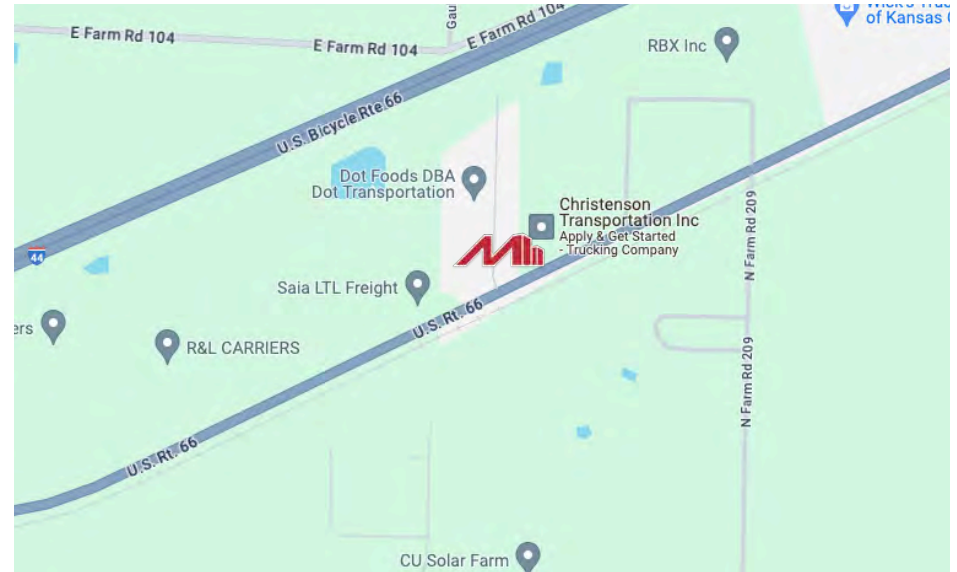
OFFICE PROPERTY

- 7,000 SF m/l
- Gross Lease
- Office
- Paved General Parking 22 spaces
- Rear Complex Parking, Fenced
- Zoned Commercial- "M-1"

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

LEASE PRICE	\$6,000 MG
TOTAL LOT SIZE	1.66 acres
UNIT SIZE	7,000 SF
BUILDING CLASS	B
PARKING	Paved Lot
ZONING	M-1
MARKET	Strafford

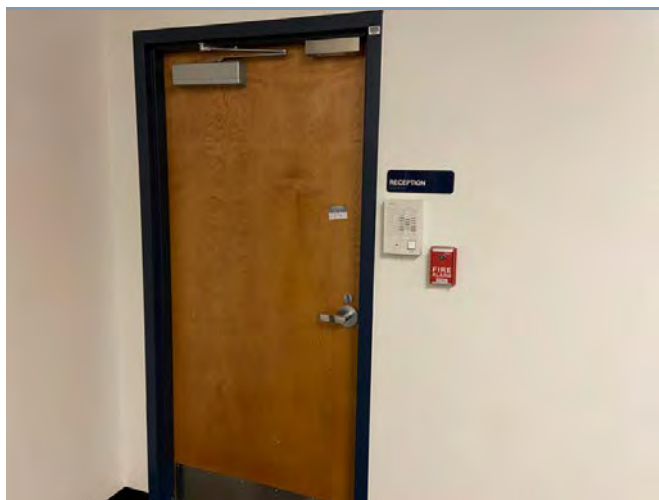
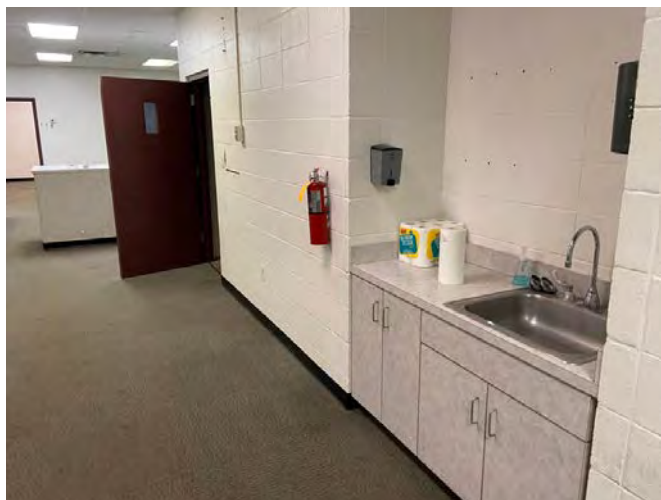
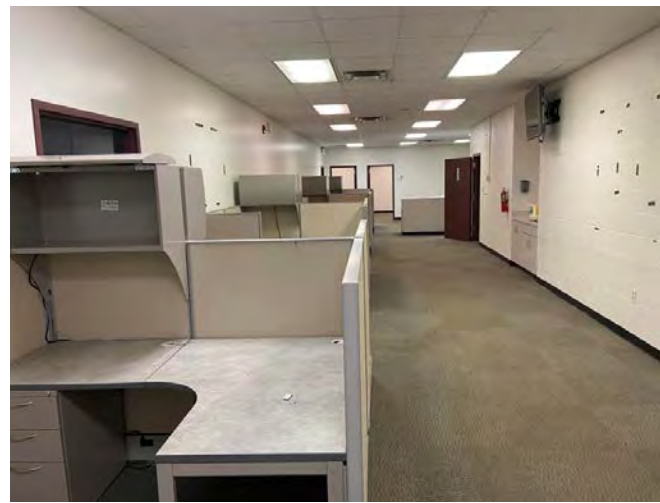
PROPERTY OVERVIEW

7,000 sf office space consisting of about 7 plus offices, conference room, server room, 2 large open bullpen areas. Front and rear parking. Rear shared parking is fenced. Unit includes an over head door with same garage. Formerly federal security facility. Detention rooms (2) maybe renovated, if needed.

Mod Gross Lease of \$6,000.00 mth. Landlord responsible for exterior maintenance, taxes and building insurance (Net Fees). Tenant responsible for general liability insurance, janitorial, Internet, trash & utilities plus any increases of Net Fees after the base year. Property located in the city limits of Strafford, MO.

Tenant & Tenant's Agent to do own due diligence as to any information and document needed. Information within the listing has been provided but is not guaranteed.

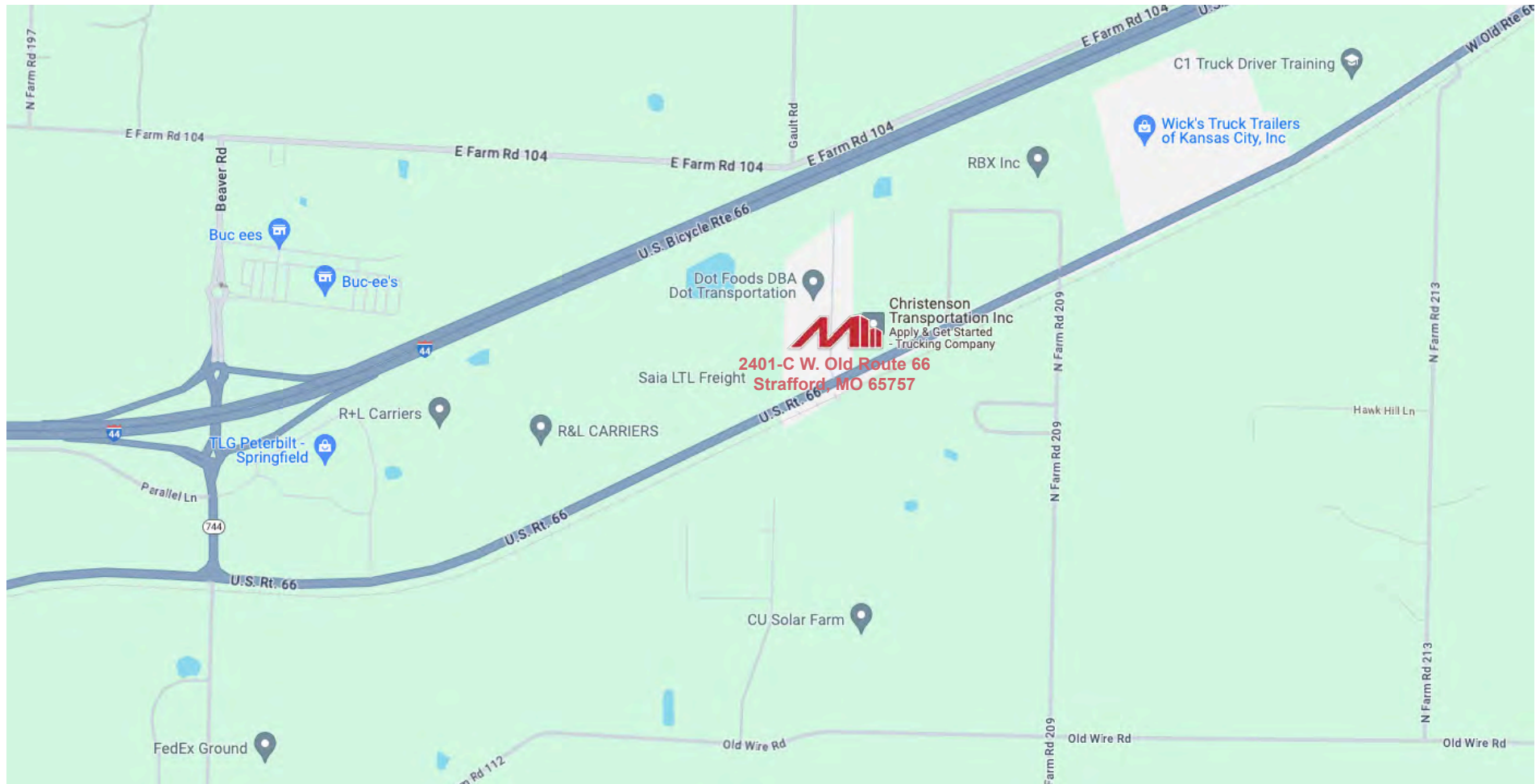
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