

Fact Sheet

516 N. Fremont, Springfield, MO

Property Type: Single-story office/warehouse building.

Lot Size: +/- 26,000 SF

Building Size: +/-8,000 SF (100' wide by 80' deep)

Zoning: GM-General Manufacturing

Loading: One dock-high door with room for a second

Utilities: Utilities are paid by Tenant

Electricity: City Utilities

Gas: City Utilities

Sewer: Septic System

Water: City Utilities

Property Taxes: Property taxes are included in the base year of the lease.

Property Insurance: Property insurance is included in the base year of the lease.

Parking: Private parking lot adjacent to the front of the building.

Offering Rate: \$2,500.00 per month, on a gross industrial basis.

Attributes: The building is conveniently located just south of Chestnut Expressway approximately one-half mile West of Glenstone. The building has recently received a new roof and a new HVAC system. A large fenced yard is accessible through a wide overhead door and a personnel door. Approximately 2,300 SF of the space is configured as office and the balance is warehouse with over 15' ceiling height to the deck.

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