



WAREHOUSE/OFFICE FOR SALE 3055 E. DIVISION

SPRINGFIELD, MO 65802

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Property Summary



OFFERING SUMMARY

| | |
|--------------------|---------------------|
| Sale Price: | \$2,900,000 |
| Building Size: | 57,071 SF |
| Lot Size: | 4.46 Acres |
| Price / SF: | \$50.81 |
| Dock High Doors: | 11 |
| Drive in Doors: | 1 |
| Ceiling Height: | 18' |
| Zoning: | Heavy Manufacturing |
| Real Estate Taxes: | \$20,978.00 |
| Year Built: | 1970 |

LOCATION OVERVIEW

The central location of this property on 3055 E. Division and 65 highway not only gives you access to the city of Springfield but also sits right off of Highway 65 giving you great logistical access to Southwest Missouri and the rest of the country. Neighboring businesses include: Reinhart Foodservice LLC, Associated Wholesale Grocers, Kum & Go, Metro Credit Union, 3M Springfield, Coca-Cola Bottling, and many other local and national companies.

For more information or to view the property please contact Tom Rankin at 417-860-2577.

PROPERTY HIGHLIGHTS

- The building consists of approximately 15,446 sf of office space and 41,625 sf of warehouse space.
- Gas fired radiant heat in warehouse.
- Fire sprinkler system throughout
- 120/240 volt 3 phase , 800 am electric service
- 11 dock doors (8 w/ dock height seals and trailer locks, 2 w/ interior levelers, 2 w/ exterior levelers)
- 1 covered drive in door
- Delta roofing installed a new PVC Duralast roof in 2018 and has a 15 year full value guarantee
- Warehouse racking and FFE excluded from sales price but could be purchased separately

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Exterior Photos



Exterior Photos



Exterior Photos



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Exterior Photos



Interior Photos



Interior Photos



Aerial Map

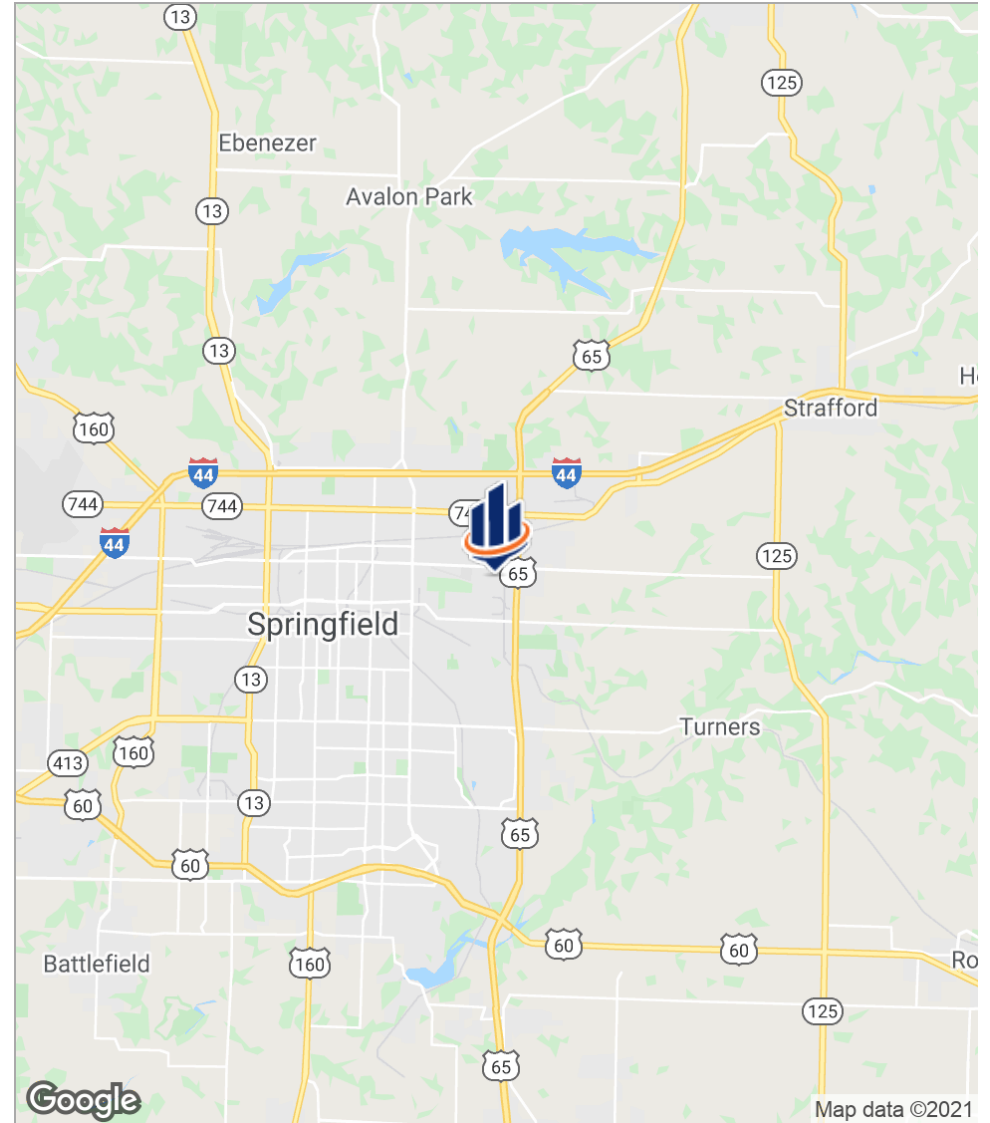
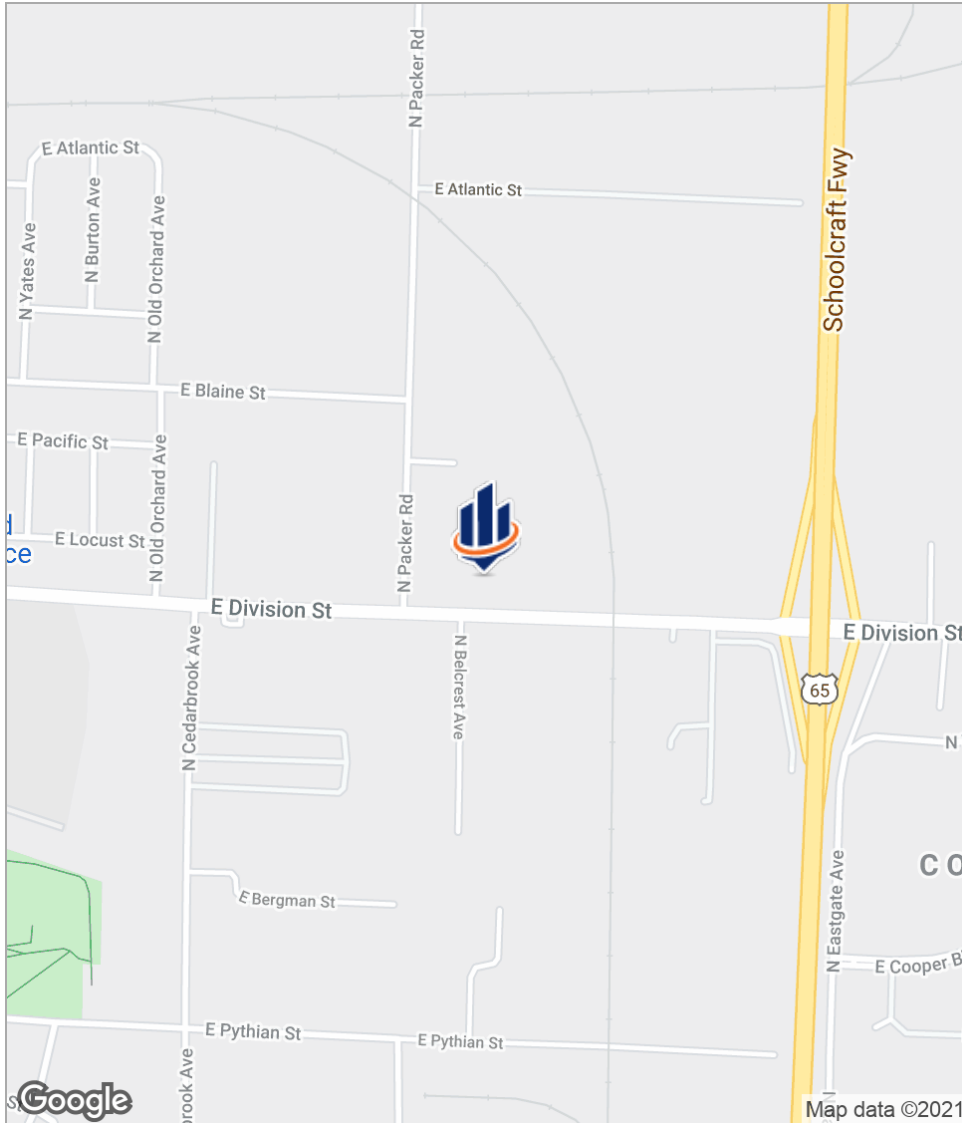


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Aerial Map



Location Map

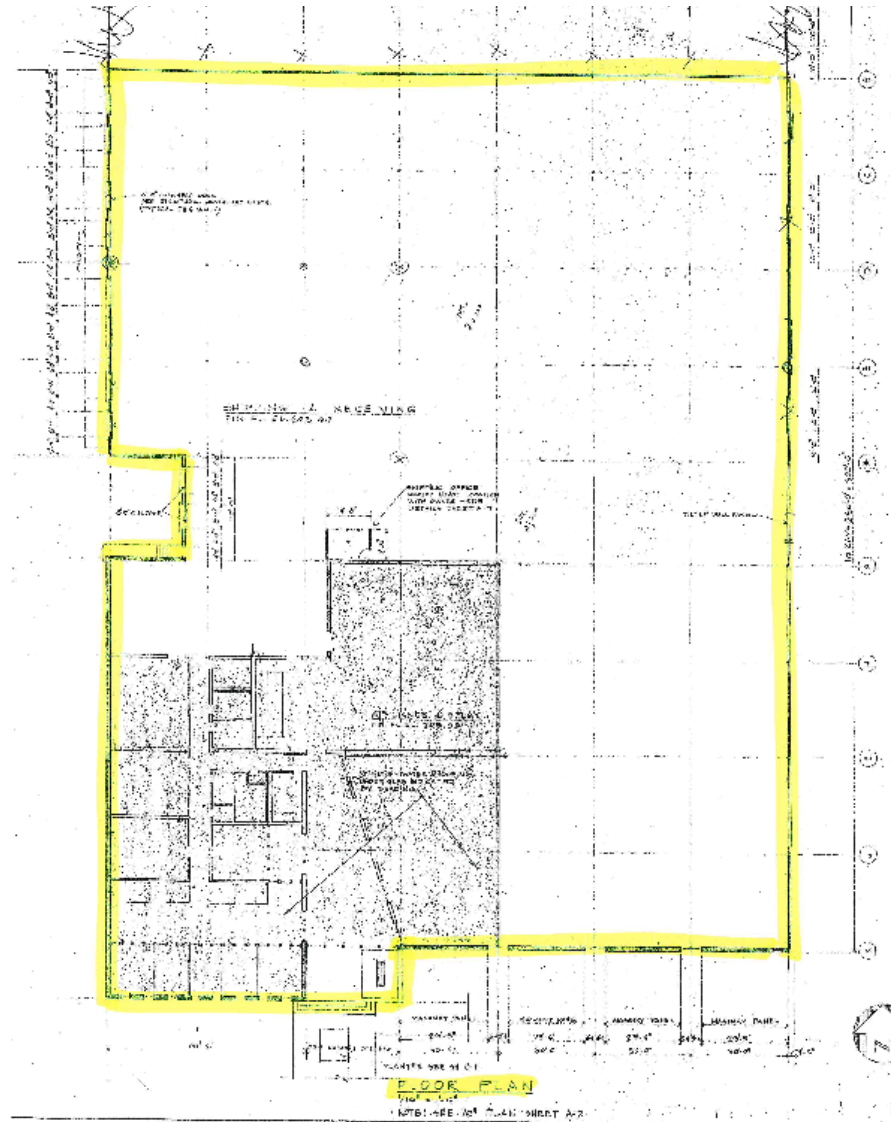


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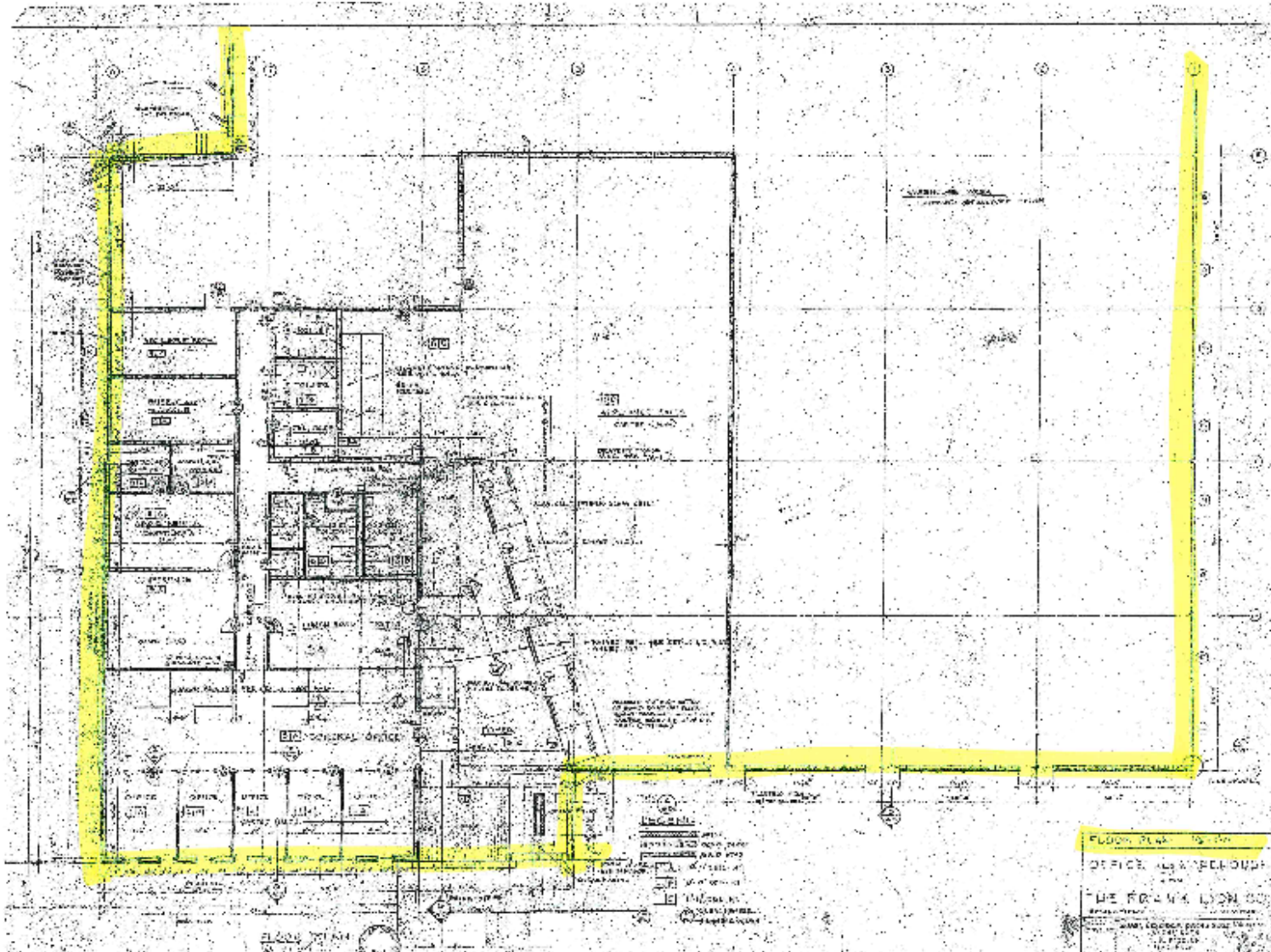
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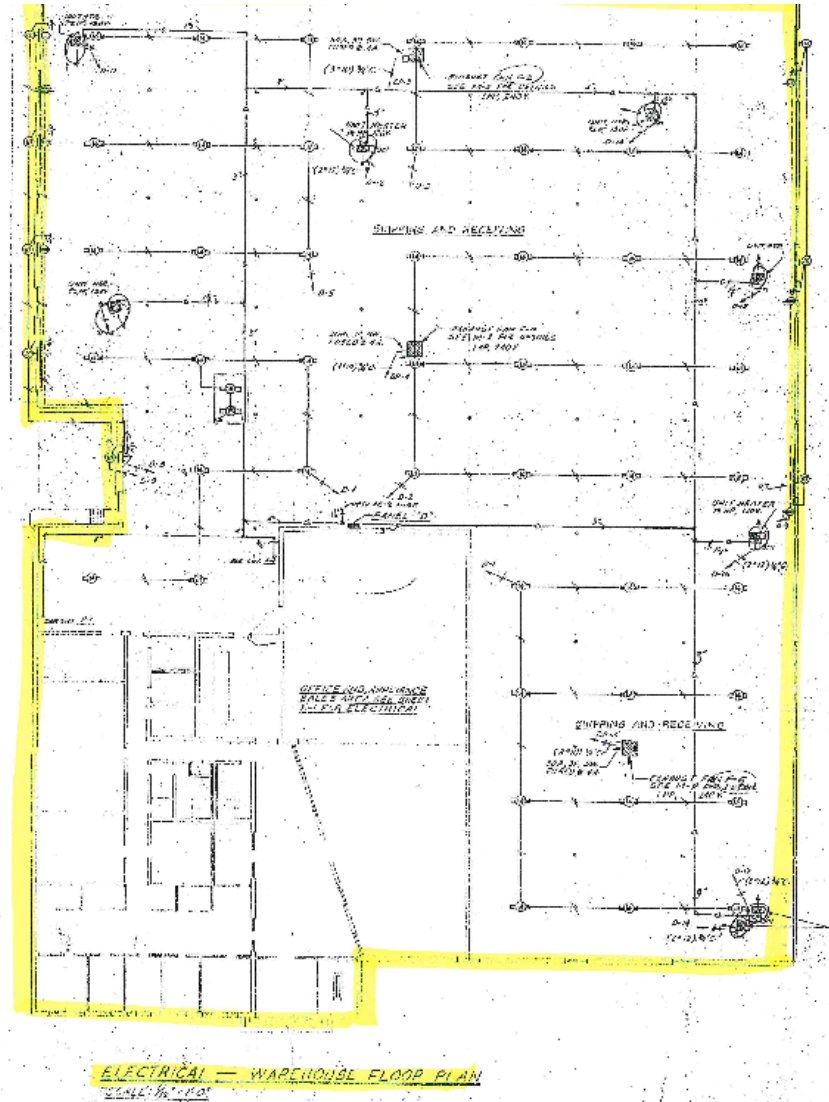
Floor Plan



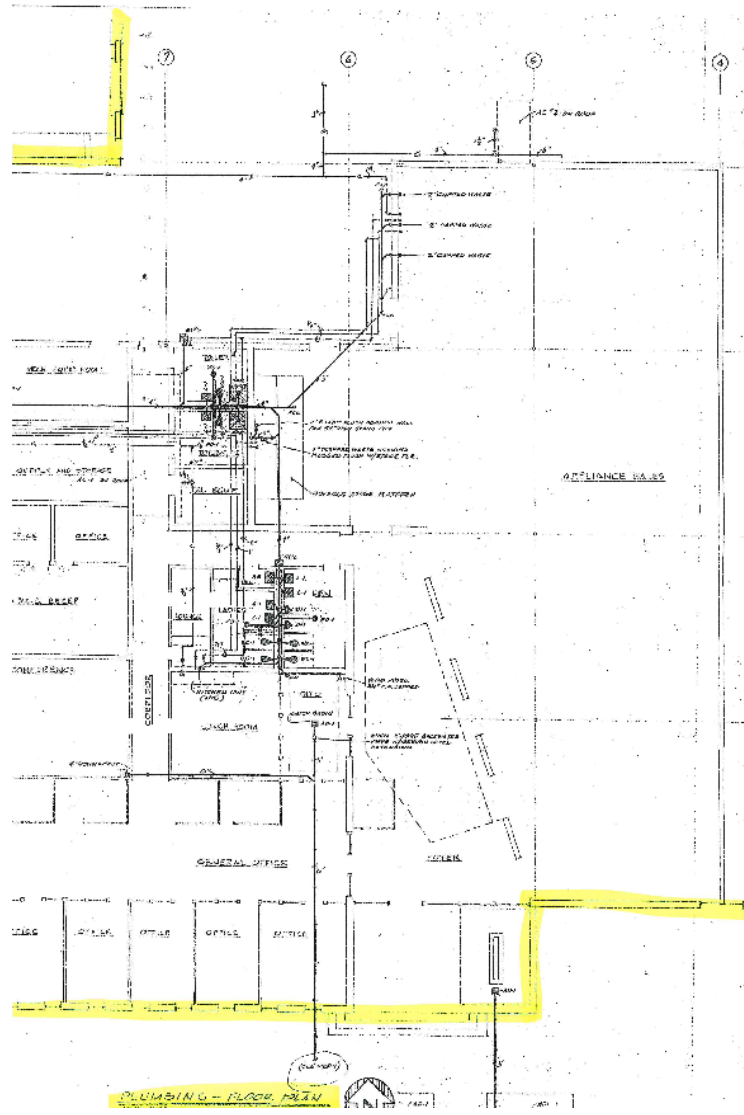
Floor Plan - South Of Building



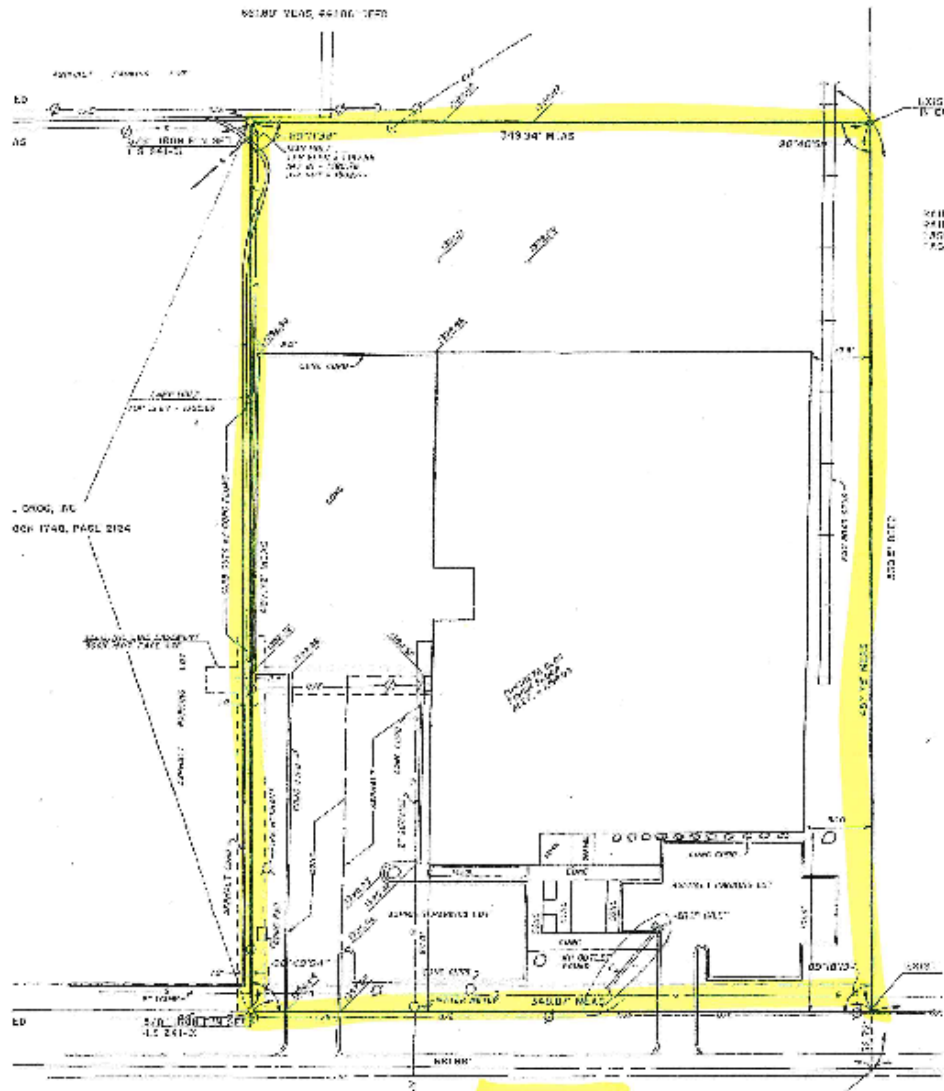
Electrical Plan - Warehouse



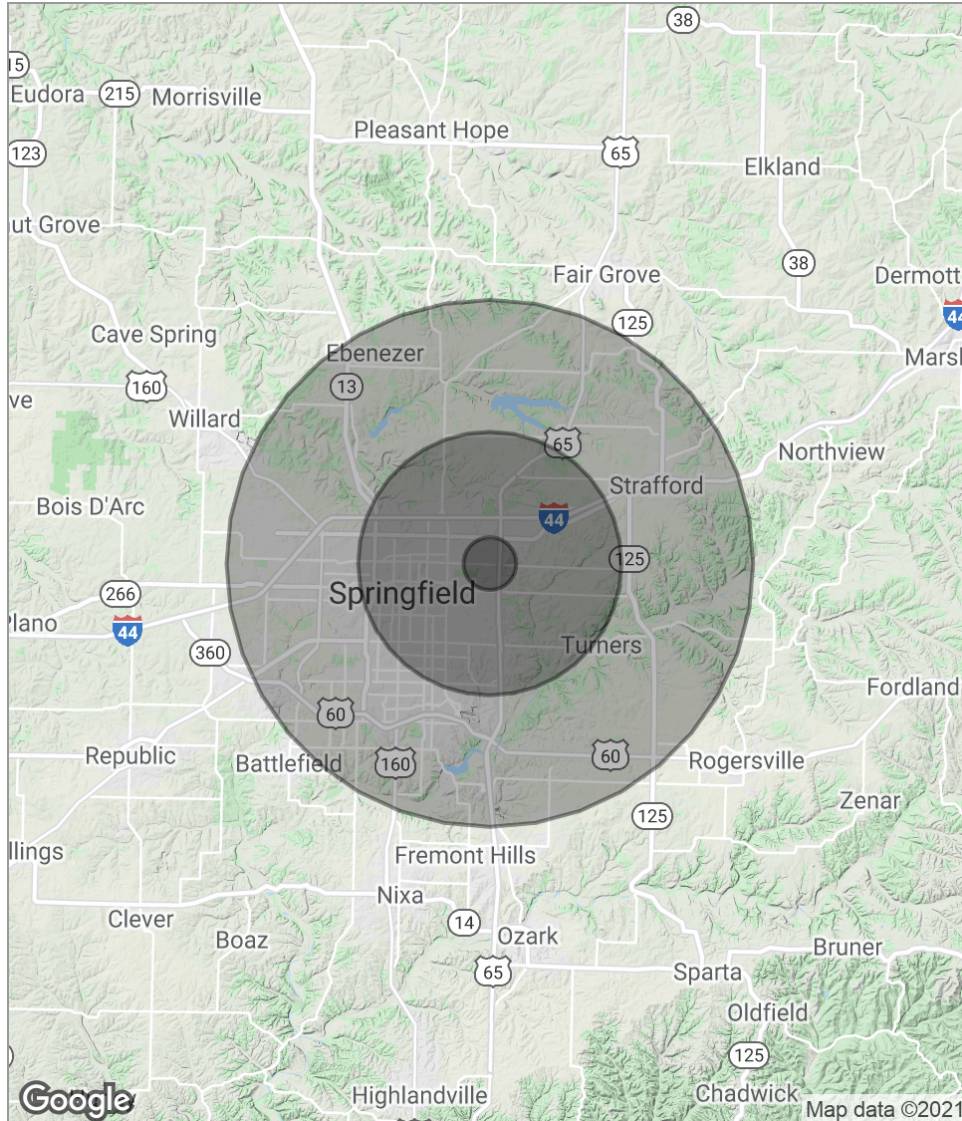
Plumbing Plan - Office



Survey



Demographics Map



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 2,475 | 107,654 | 253,396 |
| Median age | 36.2 | 33.6 | 36.4 |
| Median age [Male] | 35.9 | 33.0 | 35.3 |
| Median age [Female] | 37.0 | 34.4 | 37.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 993 | 45,459 | 109,616 |
| # of persons per HH | 2.5 | 2.4 | 2.3 |
| Average HH income | \$45,392 | \$49,058 | \$53,197 |
| Average house value | \$89,050 | \$138,630 | \$162,118 |

* Demographic data derived from 2010 US Census

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