

1867 E Florida



1867 E FLORIDA ST, SPRINGFIELD, MO 65803

COVER PAGE

For Sale



For more information please contact:

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Senior Broker

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For Sale / Lease



OFFERING SUMMARY

Sale Price:	\$775,000
Lease Rate:	\$6.00 SF
Building Size:	13,520 SF
Available SF:	5,200 - 13,520 SF
Lot Size:	1.292 Acres
Price / SF:	\$57.32
Zoning:	Commercial
Market:	Springfield MO

PROPERTY OVERVIEW

Warehouse – Manufacturing – Office -- Storage.

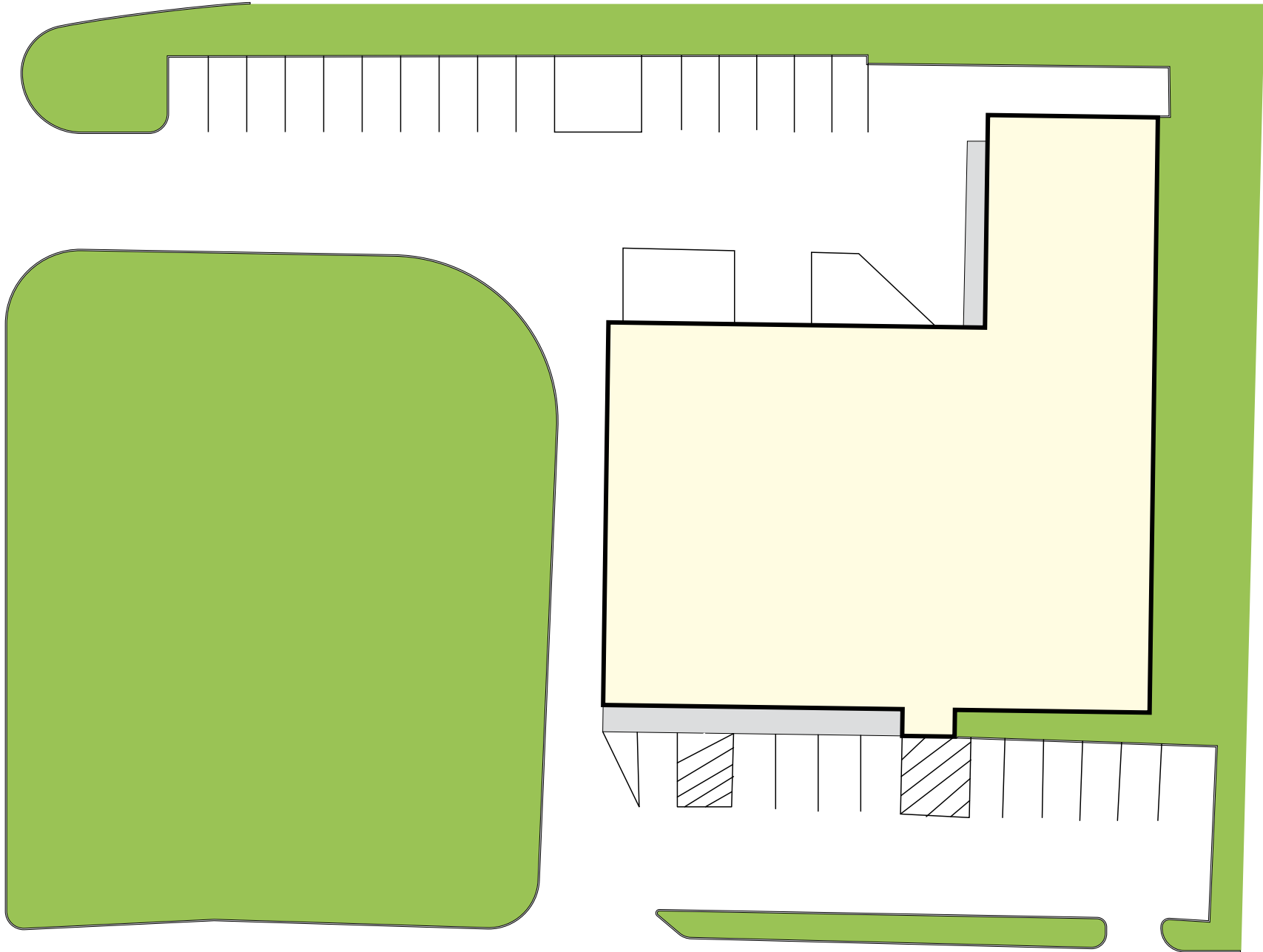
PROPERTY HIGHLIGHTS

- Zoned HM - Heavy Manufacturing.
- New Roof and Resealed Roof 2017.
- White box condition/Easy Infill.
- 800-Amp Service with 3 Phase.
- Security system.
- Climate Controlled (20+ tons of HVAC New 2017).
- 3- Drive-in Overhead doors.
- Close Proximity to I-44.
- Easy Access & Great Visibility.
- Video Surveillance System (6 Cameras).



For Sale





FLORIDA ST



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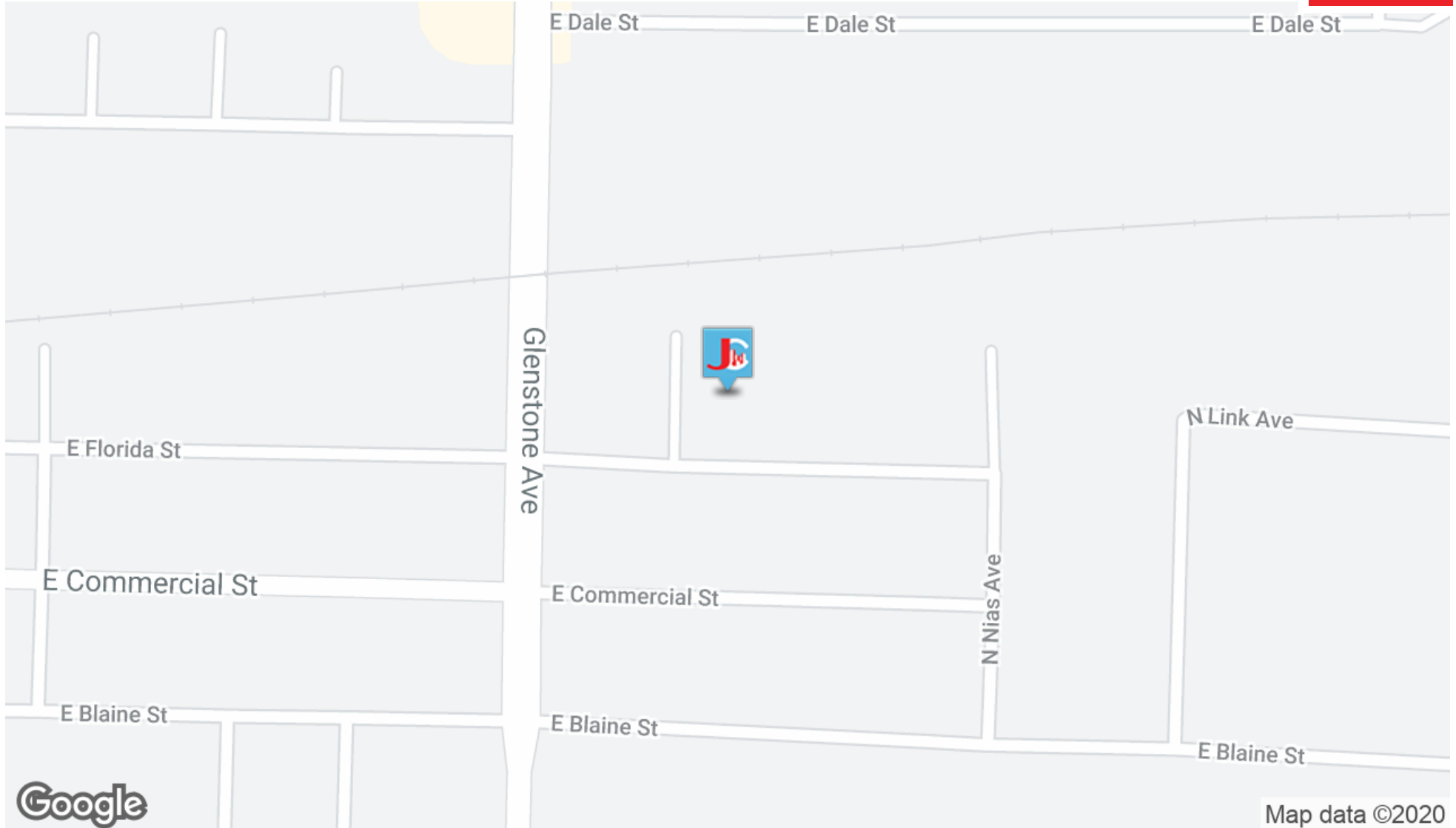


Google

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For Sale





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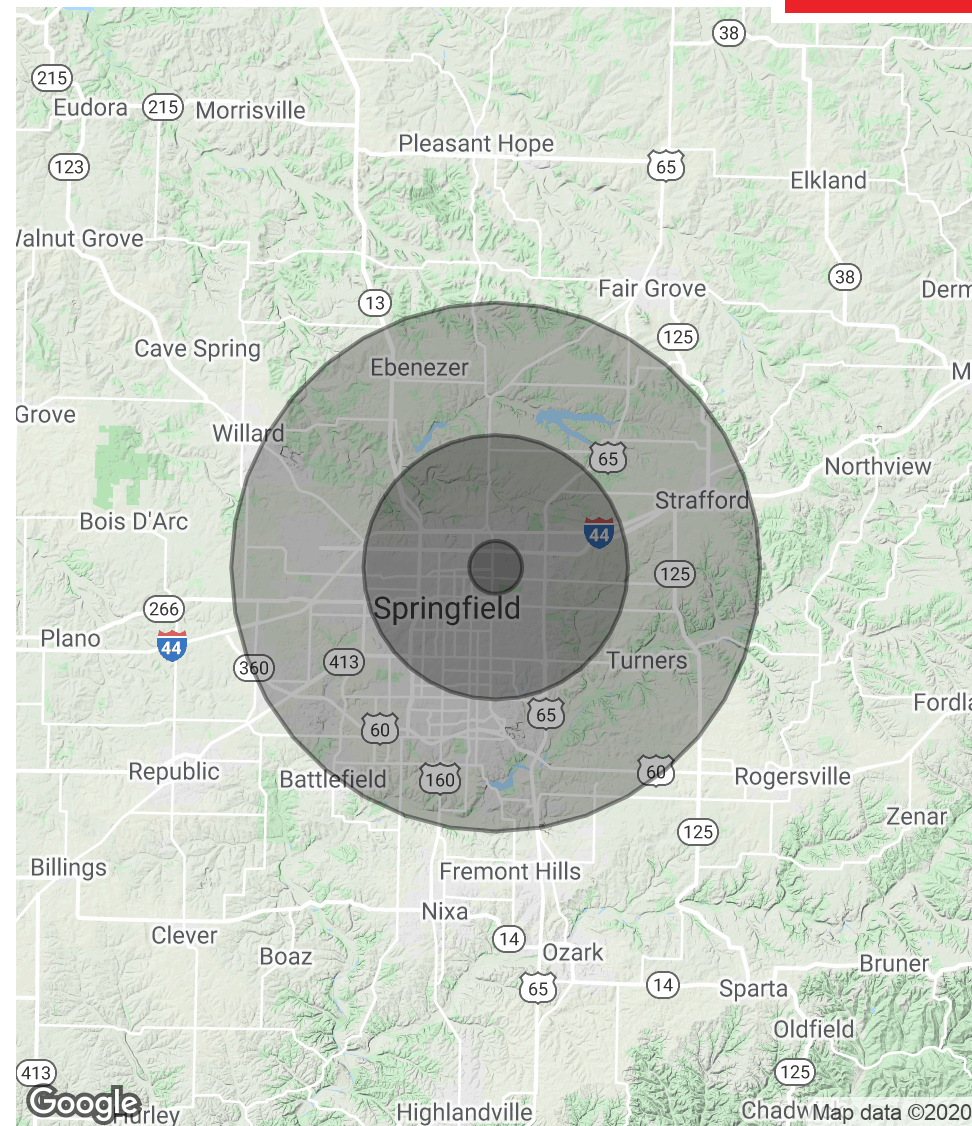
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,067	134,345	269,360
Average age	28.3	33.3	35.9
Average age (Male)	29.0	32.3	34.8
Average age (Female)	28.4	34.5	37.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,197	56,897	114,811
# of persons per HH	2.8	2.4	2.3
Average HH income	\$32,219	\$43,269	\$53,127
Average house value	\$83,609	\$122,705	\$159,141

* Demographic data derived from 2010 US Census





For Sale



DAVID HAVENS

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EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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