

1867 E Florida



1867 E FLORIDA ST, SPRINGFIELD, MO 65803

COVER PAGE

For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

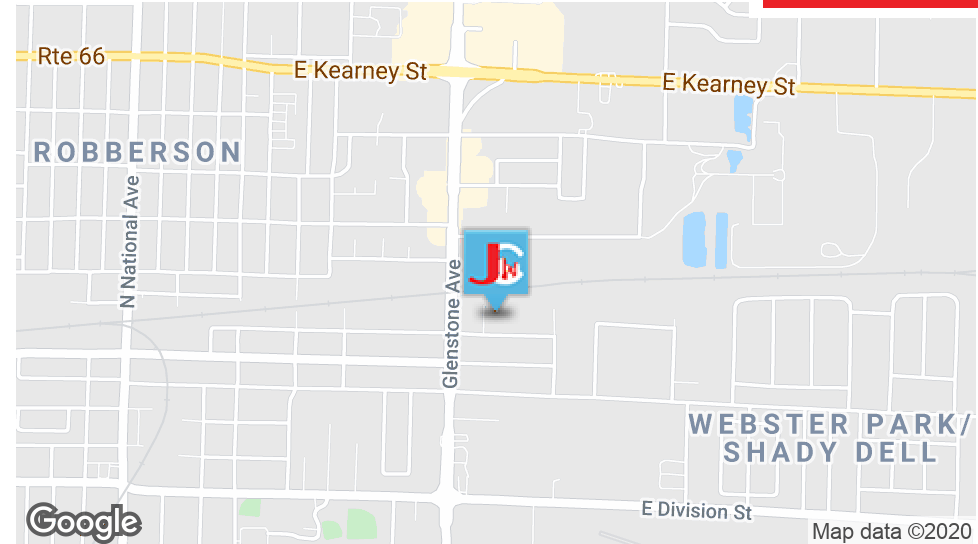
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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com





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OFFERING SUMMARY

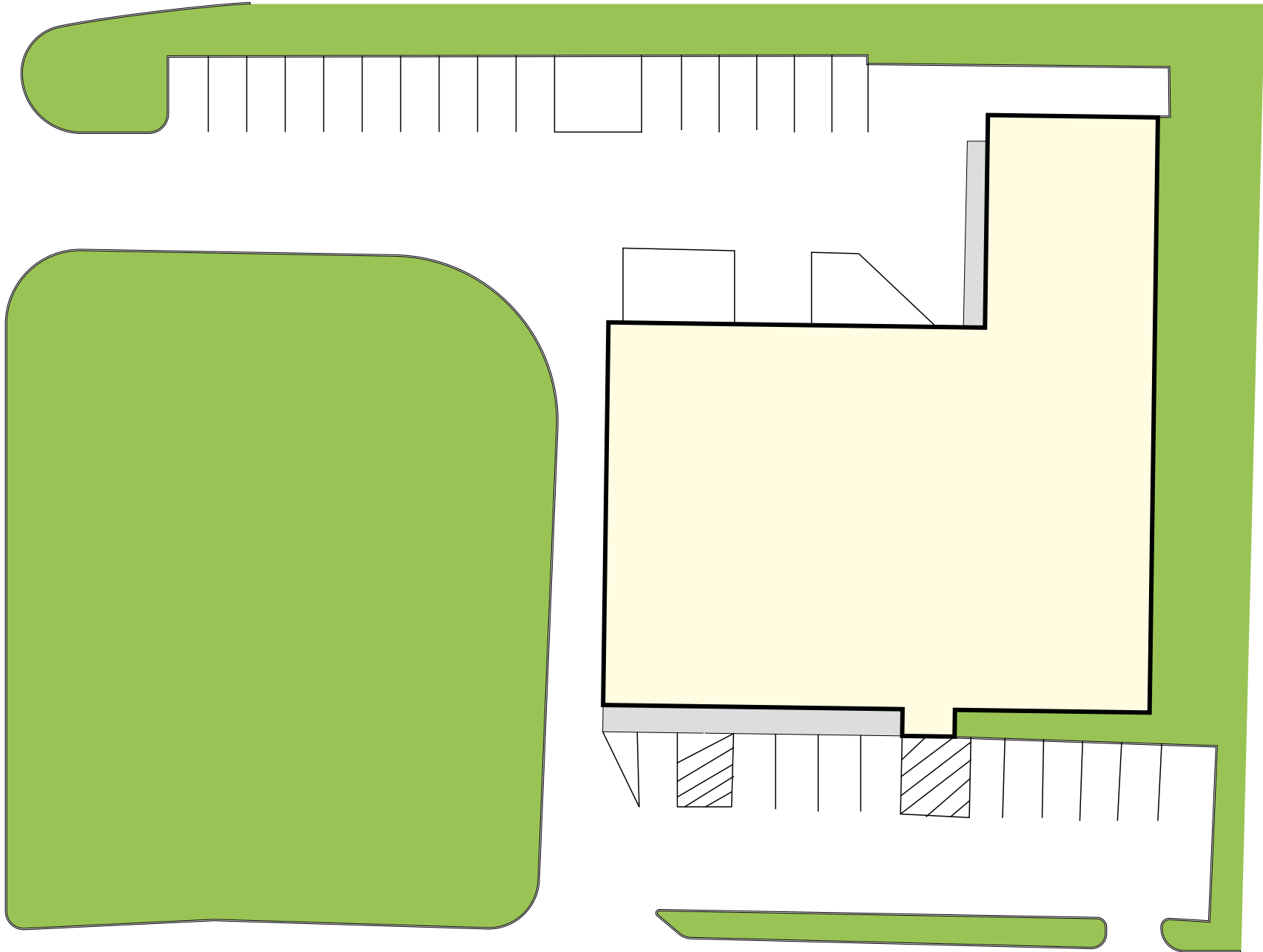
Lease Rate:	\$6.00 SF/yr (NNN)
Building Size:	13,520 SF
Available SF:	5,200 - 13,520 SF
Lot Size:	1.292 Acres
Zoning:	Commercial
Market:	Springfield MO

PROPERTY OVERVIEW

Warehouse building for lease in Springfield, MO.

PROPERTY HIGHLIGHTS

- NE Springfield: Office Warehouse
- Easy Access from Glenstone
- Zoned HM (heavy Manufacturing)
- Climate Controlled (20+ tons of HVAC New 2017)
- New Roof and Resealed Roof 2017
- White box condition/Easy Infill
- 3- Drive-in Overhead doors



FLORIDA ST



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Google

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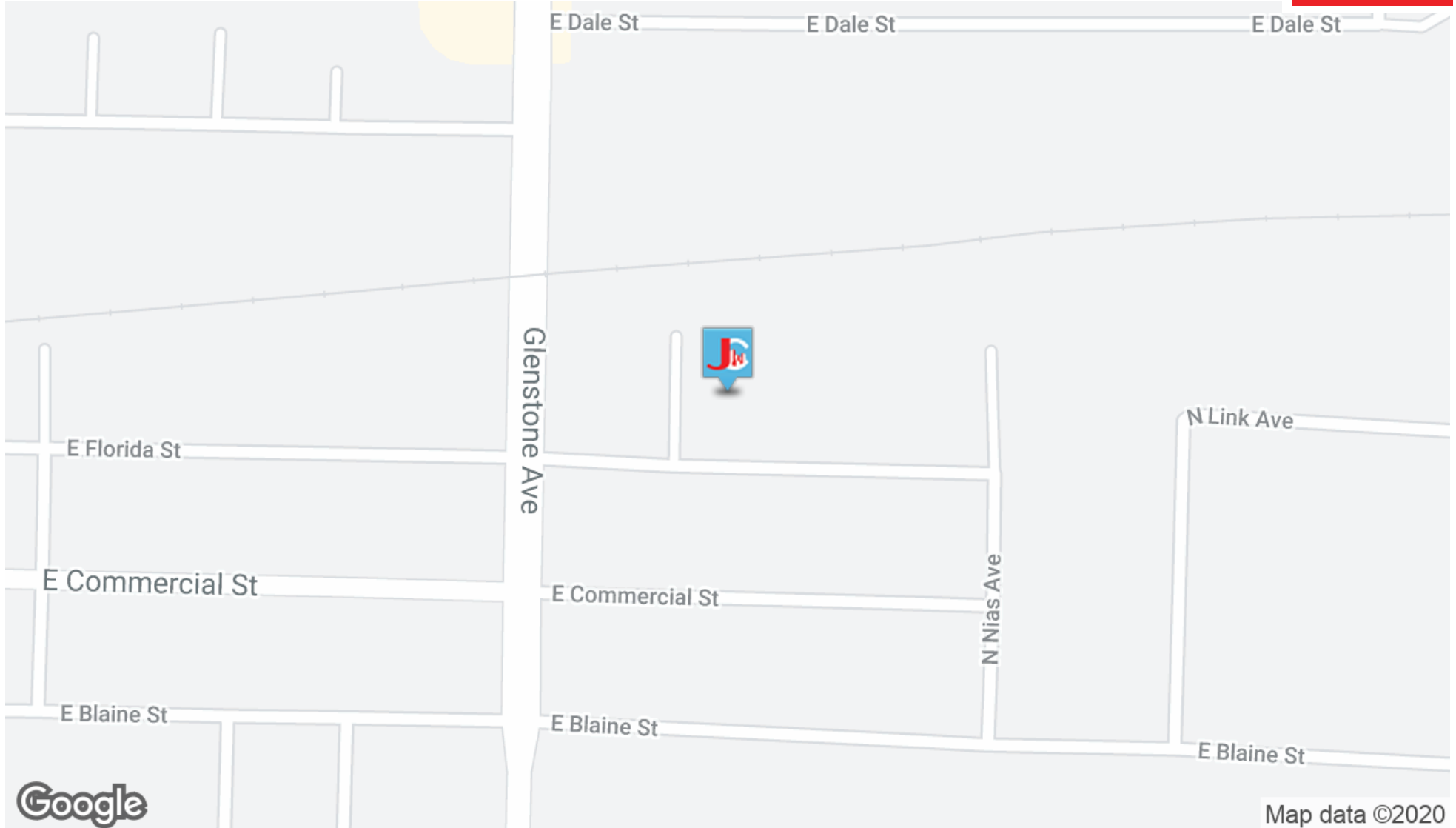
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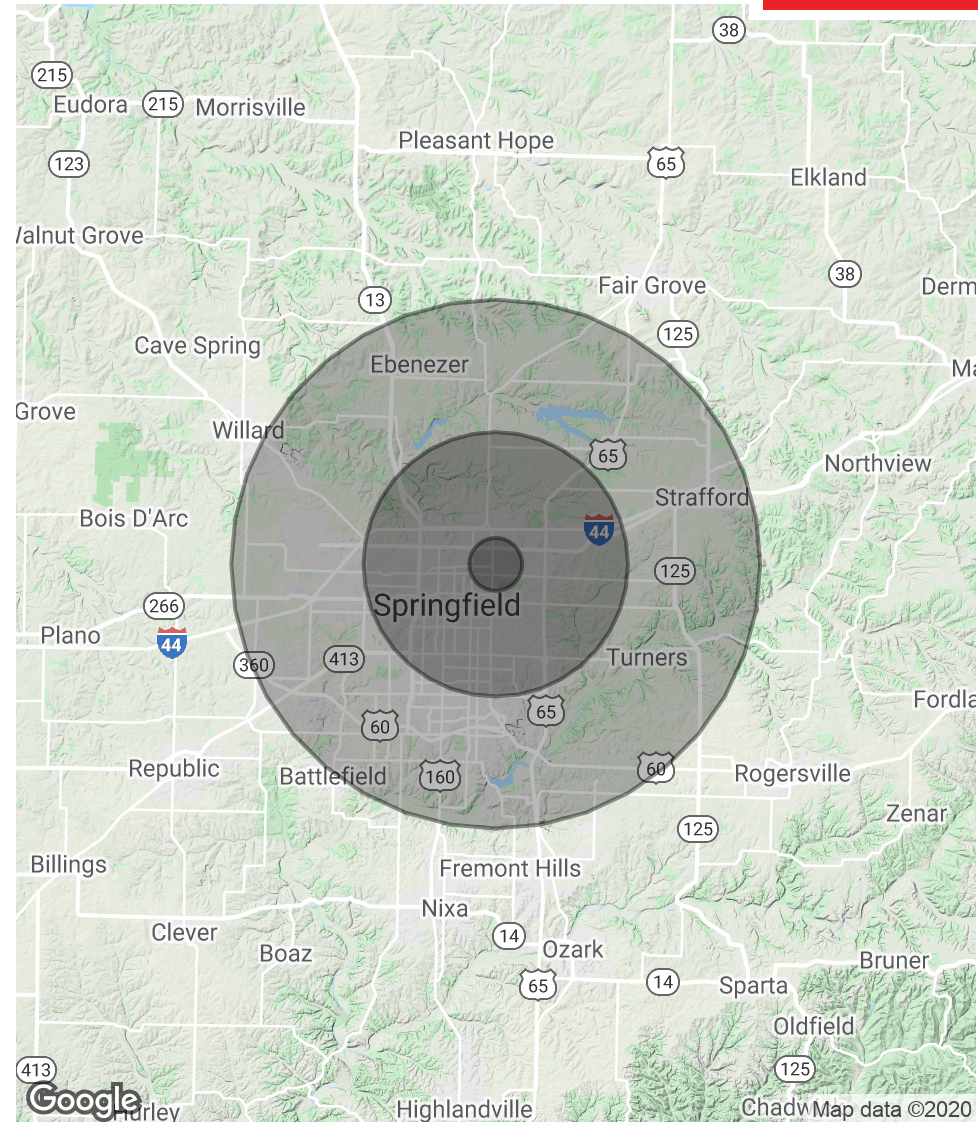
POPULATION

	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





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EDUCATION

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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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