

BRANSON WAREHOUSE CENTER

Starting at \$795/Mo.



Now Available 1,500 SF. per Unit

155 Warehouse Dr. Branson, MO 65616

Commercial Warehouse Space for Lease! These well-equipped commercial warehouse units offer 1,500 square feet of space. Units includes a bathroom, an office area, and a 12 x 14 overhead door for convenient loading and unloading. Strategically located just off Bee Creek Road near Hwy 65 providing easy access to service the Branson area.

- **Unit 14 1500 sf.**
- **Unit 15 1500 sf**
- **Units 18/19 3,000 sf**
- **\$6.36 sf./yr.**
- **14' Overhead Door**

Chris Vinton



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Customer Only Report

155 Warehouse Drive 14 Branson, MO 65616

\$795

	60256159	Commercial-All Types	Industrial	Active
	County: Taney Aprx Lot Size (Acres): 1.12 Aprx Year Built: 2018 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes Garage/Carport: No		List Price: \$795 List Price/SqFt: 0.53 Lease Rate (\$/SF/YR): 6.36 Lease Type: Other Lease Type: Other SqFt - Total: 1,500 Section: 16 Township: 23 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No	

Directions: Go north on Bee Creek Rd. and turn right on Rinehart Rd., left on Warehouse Dr. down on the left.**Legal Description:** Legal on Title shall govern. Branson Warehouse Center Lot 8

Marketing Remarks: Commercial Warehouse Space for Lease! This well-equipped commercial warehouse unit offers 1,500 square feet of space. Unit includes a bathroom, an office area, and a 12 x 14 overhead door for convenient loading and unloading. Larger unit available 3000 sf. for \$1590/mo. Strategically located just off Bee Creek Road near Hwy 65 providing easy access to service the Branson area. **Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

Details		Dock Information	Tax & Legal
How to Show: Call Listing Agent County: Taney Miscellaneous: 220 Power; Private Restrooms; Water Heater-Electric Utilities Available: Electric; Public Sewer; Public Water Business Type: Distribution; Mini-Storage; Office; Warehouse	Parking: 1-5 Spaces Heating: Electric Restrooms: 1 View: No Waterfront/View: None Roof: Metal		Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 08-5.0-16-000-000-012.018 2023 Sub Lease: No Transaction Type: Lease

	Presented by Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 Office Phone: 417-334-9400 Agent Phone: 417-861-6314 chris@vintonrealty.com http://www.VintonRealty.com 2003020919
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	60256160 Commercial-All Types Industrial Active	
	County: Taney Aprx Lot Size (Acres): 1.12 Aprx Year Built: 2018 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes Garage/Carport: No	List Price: \$795 List Price/SqFt: 0.53 Lease Rate (\$/SF/YR): 6.36 Lease Type: Other Lease Type: Other SqFt - Total: 1,500 Section: 16 Township: 23 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No

Directions: Take Bee Creek Rd. to Rinehart Rd. left on Warehouse Dr. property is down on the left.

Legal Description: Legal on Title shall govern. Branson Warehouse Center Lot 8

Marketing Remarks: Commercial Warehouse Space for Lease! This well-equipped commercial warehouse unit offers 1,500 square feet of space. Unit includes a bathroom, an office area, and a 12 x 14 overhead door for convenient loading and unloading. Larger unit available 3000 sf. for \$1590/mo. Strategically located just off Bee Creek Road near Hwy 65 providing easy access to service the Branson area. **Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

Details		Dock Information	Tax & Legal
How to Show: Call Listing Agent County: Taney Miscellaneous: 220 Power; Private Restrooms; Water Heater-Electric Utilities Available: Electric; Public Sewer; Public Water Business Type: Distribution; Mini-Storage; Office; Warehouse	Parking: 1-5 Spaces Heating: Electric Restrooms: 1 View: No Waterfront/View: None Roof: Metal		Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 08-5.0-16-000-000-012.018 2023 Sub Lease: No Transaction Type: Lease



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	60256164 Commercial-All Types Industrial Active	
	County: Taney Aprx Lot Size (Acres): 1.12 Aprx Year Built: 2018 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes Garage/Carpport: No	List Price: \$1,590 Original List Price: \$795 List Price/SqFt: 0.53 Monthly Lease Rate: 1,680 Lease Rate (\$/SF/YR): 6.36 Lease Type: Other Lease Type: Other SqFt - Total: 3,000 Section: 16 Township: 23 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No

Directions: Take Bee Creek Rd. to Rinehart Rd. then left on Warehouse Dr. down on the left.
Legal Description: Legal on Title shall govern. Branson Warehouse Center Lot 8

Agent Remarks: Call Listing Agent for all showings. Commission of \$500.00 will be paid on one year lease only.
Marketing Remarks: Commercial Warehouse Space for Lease! This well-equipped commercial warehouse unit offers 3000 square feet of space. Unit includes a bathroom, an office area, and two 12 x 14 overhead doors for convenient loading and unloading. Smaller units available 1500 sf for \$795/mo. Strategically located just off Bee Creek Road near Hwy 65 providing easy access to service the Branson area. ****Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.**

Details		Dock Information	Tax & Legal
Financing: Cash; Lease How to Show: Key in Listing Office; Call Listing Agent Showing Service: None Lockbox: LB Type: None; Call for Instructions County: Taney Miscellaneous: Private Restrooms; Water Heater-Electric Utilities Available: Electric; Public Sewer; Public Water Business Type: Distribution; Mini-Storage; Office; Warehouse	Parking: 1-5 Spaces Heating: Electric Restrooms: 1 View: No Waterfront/View: None Roof: Metal		Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 08-5.0-16-000-000-012.018 2023 Sub Lease: No Transaction Type: Lease Listing Info: Listing Broker Is?: Seller's Agent; Commission Buyer Agy: 500; Commission Buyer Agy Type: \$; Commission Sub Agy: 0; Commission Sub Agy Type: \$; Commission Trans Brkr: 500; Commission Trans Brkr Type: \$

	Presented by Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 Office Phone: 417-334-9400 Agent Phone: 417-861-6314 chris@vintonrealty.com http://www.VintonRealty.com 2003020919	Listing Office: Vinton Commercial Realty 52605780 417-334-9400 License #: Listing Member: Christopher Vinton 526000772 License #: 2003020919 chris@vintonrealty.com LB Type: None Showing Instructions: Call Listing Agent Property Sub-Type: Industrial Sign on Property: Yes Commission Buyer Agy: Commission Buyer Agy: \$500 Commission Sub Agy: \$0 Commission Trans Brkr: \$500	Agent Cell Ph: 417-861-6314 Office Ph: 417-334-9400 Listing Broker Is?: Seller's Agent Owner Name: Thomas and Martha M. Nottle Financing: Cash; Lease Status Change Date: 11/09/2023 Begin Date: 11/09/2023 Cumulative DOM: 1 Days On Market: 1 End Date: 11/30/2024

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Unit 14



For more information contact Vinton Commercial Realty 417.334.9400 chris@vintonrealty.com www.VintonRealty.com
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Unit 15



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Units 18 & 19



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