

# SOLO BUILDING

1100 N. Glenstone ~ Springfield ~ MO

Available Space: 417,672 Sq. Ft.

Divisible: 81,693 ~ 417,672 Sq. Ft.



## Property Description

<b>Year Built</b>	1951 with additions	<b>Column Spacing</b>	30 ft. X 50 ft.	<b>Clear Height</b>	20 - 22 ft		
<b>Quality</b>	Good	<b>Property: Former SOLO CUP Manufacturing Facility</b>					
<b>Specific Use</b>	Heavy Manufacturing	<b>Power</b>	27,250 KVA of distributed 480V power to 12 substations. 2,500 KVA of general 280V power to 2 substations.				
<b>Building Size</b>	729,160 s/f <b>Divisible:</b> 81,693 - 417,672 s/f	<b>Water</b>	Onsite deep water well with capacity of 600,000 gpd.				
<b>Acreage</b>	Approximately 43.48 acres	<b>Rail</b>	BNSF	<b>Yard:</b>	Fenced	<b>Sprinkler:</b>	Yes
<b>Roof</b>	Flat, steel framing with metal decking, insulation, TPO.	<b>Dock Doors:</b>	Varies		<b>Drive-In Doors:</b>	Varies	
<b>Walls</b>	Mix of reinforced concrete, face brick with concrete block back up, clerestory walls and windows.	<b>Parking</b>	Up to 1,200 cars				



1540 West Battlefield ~ Springfield, MO 65807  
417.862.9100 ~ [www.warrendavisproperties.com](http://www.warrendavisproperties.com)

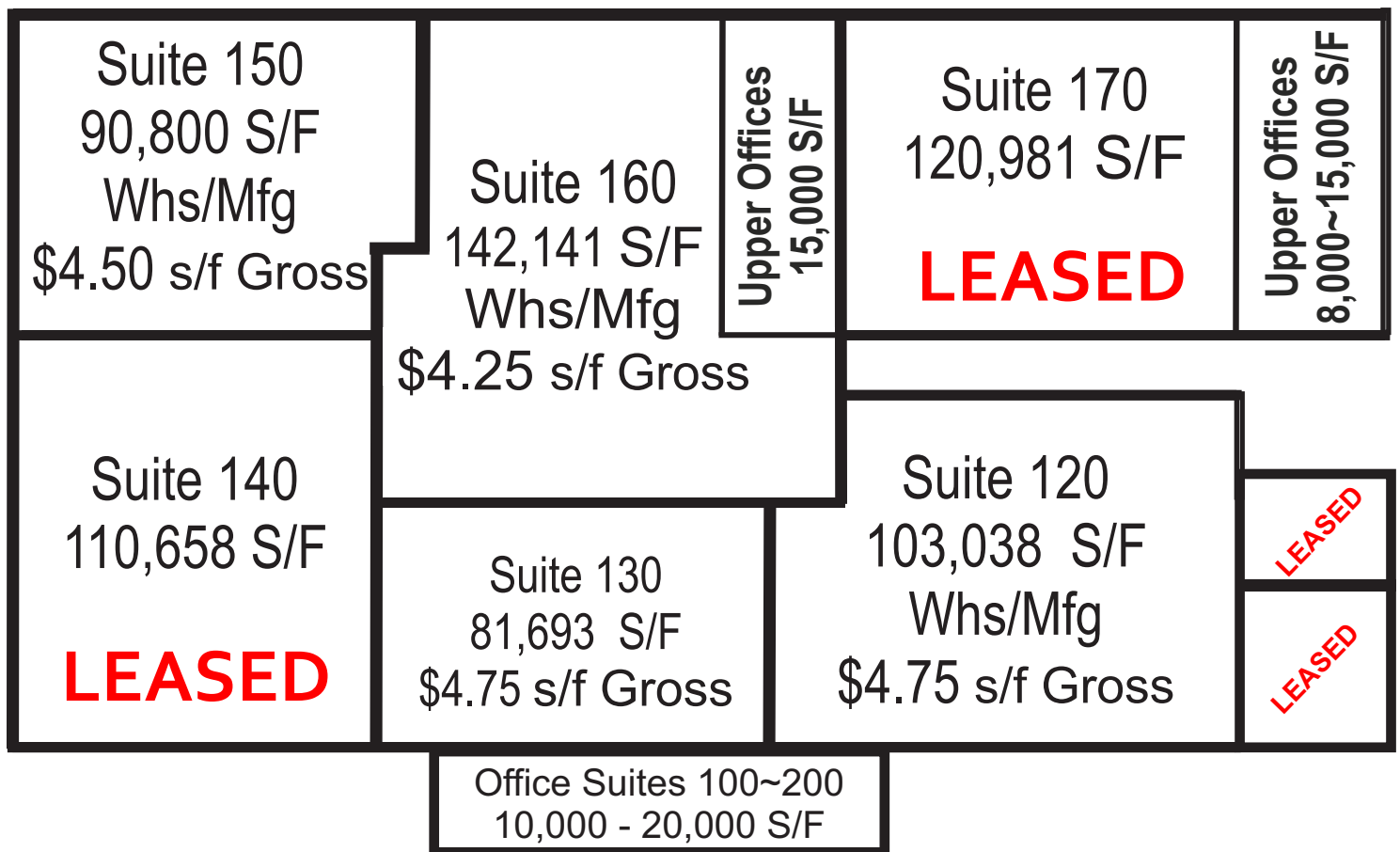
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# SOLO BUILDING

1100 N. GLENSTONE, SPRINGFIELD, MO

WAREHOUSE & OFFICE SPACE

LEASE RATES: \$4.25 TO \$4.75 GROSS



1540 WEST BATTLEFIELD ~ SPRINGFIELD, MO 65807  
417.862.9100 ~ WWW.WARRENDAVISPROPERTIES.COM

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**DAVIS PROPERTIES**  
**SOLO CUP**  
 INDUSTRIAL BUILDING  
 SPRINGFIELD, MISSOURI

**LEASE PLAN**

Scale: 1"=60'-0"  
 March 16, 2015



**PROJECT SUMMARY**

**Area Calculations:**

Suite 110	28,109	gsf +/-
Suite 120	102,408	gsf +/-
Suite 130	82,011	gsf +/-
Suite 140	107,485	gsf +/-
Suite 150	90,877	gsf +/-
Suite 160	143,172	gsf +/-
Suite 170	120,981	gsf +/-
Common Area	1,925	gsf +/-
Office Suites	30,969	gsf +/-
<b>Total:</b>	<b>707,937</b>	<b>gsf +/-</b>

**GENERAL CONTRACTOR:**

**Q & COMPANY**  
 QUALITY PEOPLE. QUALITY PROJECTS.  
 1818 N. NIAS, SUITE B - SPRINGFIELD, MO 65804  
 417.880.0455 - WWW.QANDCOMPANY.COM

**CONSULTANTS:**

**MOLSON ASSOCIATES**  
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**BUXTON KUBIK DODD CREATIVE**

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