

# CHESTNUT PARK ON I44B IN SPRINGFIELD, MO

## LOCATION

- (56) **Directly on the Chestnut Expressway (I44 Business).**
- (57) **Easy I44 access.** 1.4 mi. to Interstate 44 and Chestnut Expressway, 2.7 mi. to Interstate 44 and US Highway 160 North, 4.9 mi. to Interstate 44 and the James River Freeway, 9.8 mi. to Interstate 44 and US 65 North.
- (58) **Superior access to local communities.** 5.5 mi. to Brookline, 9.0 mi. to Willard, 10.6 to Quail Creek and 12.5 mi. to Galloway.
- (59) **Excellent Missouri access.** 48 mi. to Branson, 70 mi. to Joplin, 141 mi. to Jefferson City, 172 mi. to Columbia, 219 mi. to St. Louis and 223 mi. to St. Joseph.
- (60) **Unmatched regional access.** 144 mi. to Fayette, AR, 192 to Kansas City, KS, 198 to Tulsa, OK, 219 to Little Rock, AR and 251 to Wichita, KS.
- (61) **Airport access.** 6.6 mi. to Springfield-Branson National Airport (KSGF) and 7.1 mi. to Springfield Downtown Executive Airport.

## DISCLOSURES & COPYRIGHTS

Coldwell Banker Commercial Vanguard in Springfield, Missouri has been retained as the exclusive advisor for the sale of Chestnut Park on I44B inside the loop in the Springfield City Limits. Coldwell Banker Commercial Southwest Partners through a collaborative brokerage agreement with Coldwell Banker Commercial Vanguard is managing this listing.

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