



Offering Memorandum



INDUSTRIAL W / OFFICE & YARD SPACE - SUBLEASE

2520 N EASTGATE AVE, SPRINGFIELD, MO 65803

PRESENTED BY:

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PROPERTY SUMMARY

INDUSTRIAL W / OFFICE AND YARD SPACE FOR SUBLLEASE

2520 N EASTGATE AVE
SPRINGFIELD, MO 65803

OFFERING SUMMARY

LEASE RATE:	\$20,000.00 per month (Modified Net)
BUILDING SIZE:	10,156 SF
LOT SIZE:	2.93 acres
PRICE / SF:	\$23.63 SF
OFFERING:	Sublease
LEASE EXP:	April 30, 2034
ZONING:	Heavy Manufacturing
RE TAXES:	\$10,939.56 (2025)
YARD SPACE:	Fenced

PROPERTY SUMMARY

SVN is pleased to offer this industrial property For Sublease at \$20,000/month or \$23.63/SF/N (taxes). The property has a large fenced yard space for equipment or material storage, 8 offices, 8 drive-in doors (14') in primary shop area, compressed air lines and a floor drain. There are 2 additional grade level doors into storage areas in the building. The property's existing lease is in place through April 2034. The taxes for the 2025 calendar year were \$10,939.56.



PROPERTY DETAILS

SUB-LEASE RATE

\$20,000.00 PER MONTH

LOCATION INFORMATION

BUILDING NAME	INDUSTRIAL SHOP W / OFFICE AND YARD SPACE FOR SUBLLEASE
STREET ADDRESS	2520 N Eastgate Ave
CITY, STATE, ZIP	Springfield, MO 65803
COUNTY	Greene
MARKET	Springfield
CROSS-STREETS	Kearney St and Highway 65

BUILDING INFORMATION

BUILDING SIZE	10,156 SF
MAIN SHOP SIZE	90' x 59'
CEILING HEIGHT	18'3"
TENANCY	Single
YEAR BUILT	1978
DRIVE-IN DOORS	10 Doors, 14' Height
NUMBER OF OFFICES	8
WASH BAY	Yes (Exterior)

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	HM
LOT SIZE	2.94 Acres
APN #	1203301024
YARD SPACE	Yes (Fenced)

AMENITIES

LIGHTING	LED
FLOOR DRAIN	One
SHOP HEAT	Overhead Heaters (2),
EXTRAS	Compressed air lines, 2-ton crane



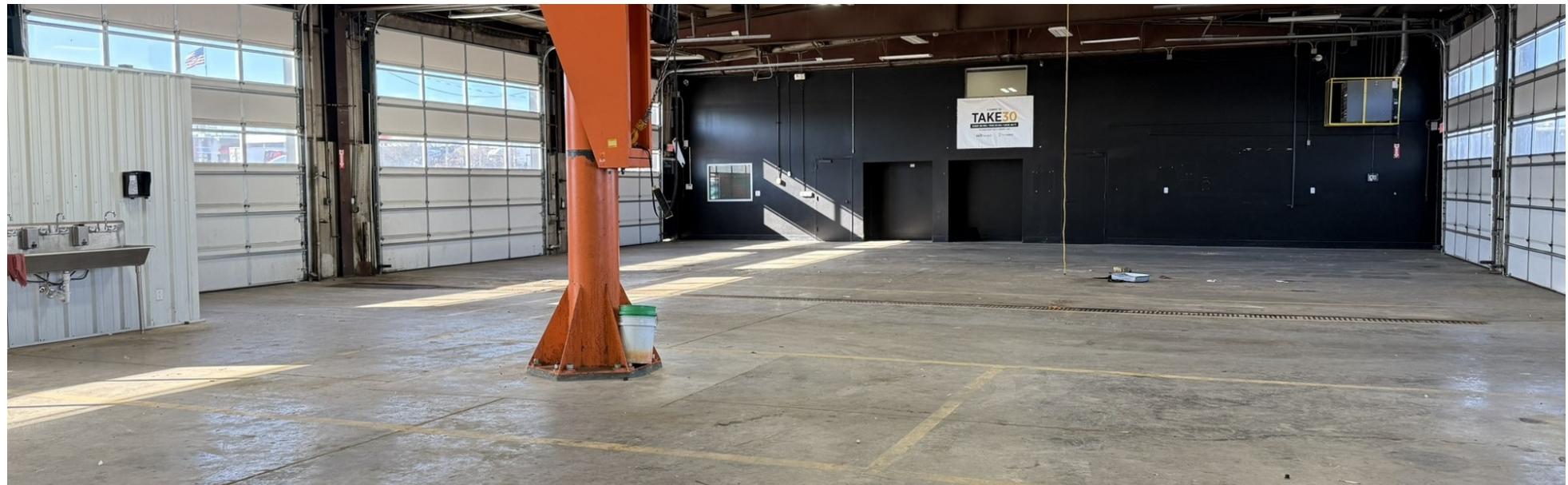
EXTERIOR PHOTOS



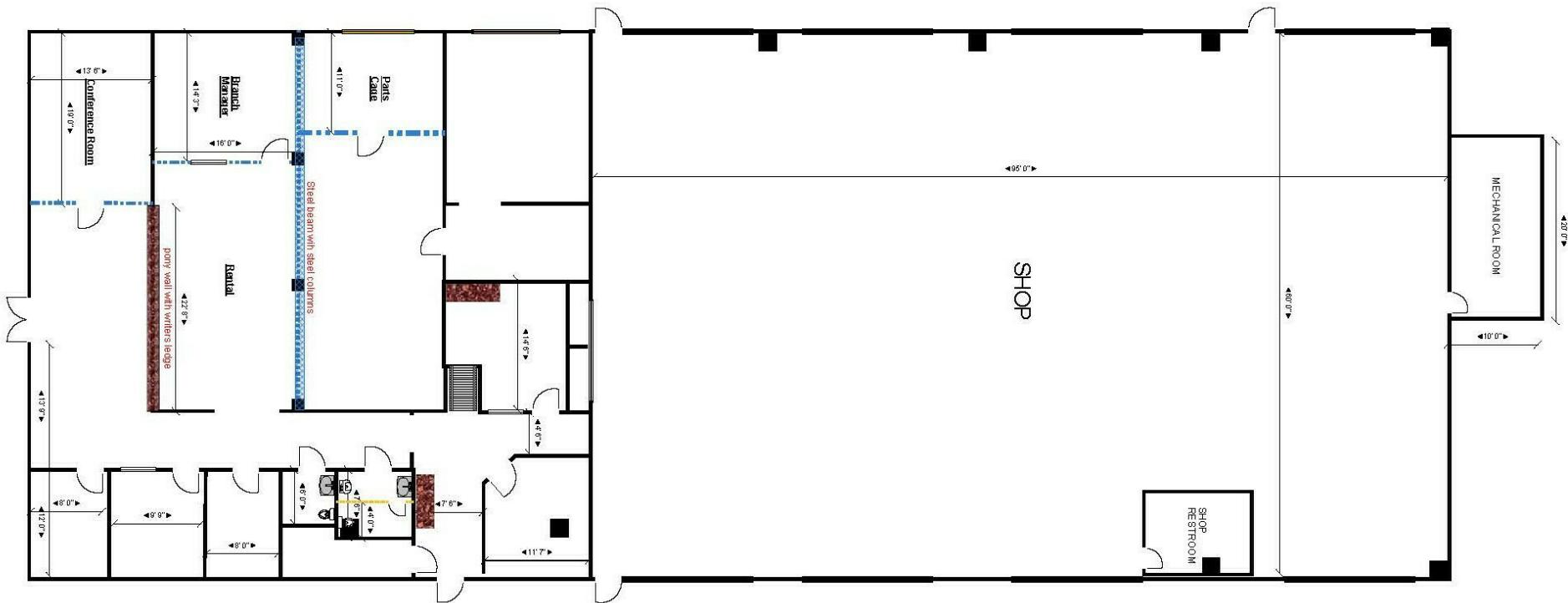
INTERIOR PHOTOS



SHOP PHOTOS



BUILDING FLOOR PLAN



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



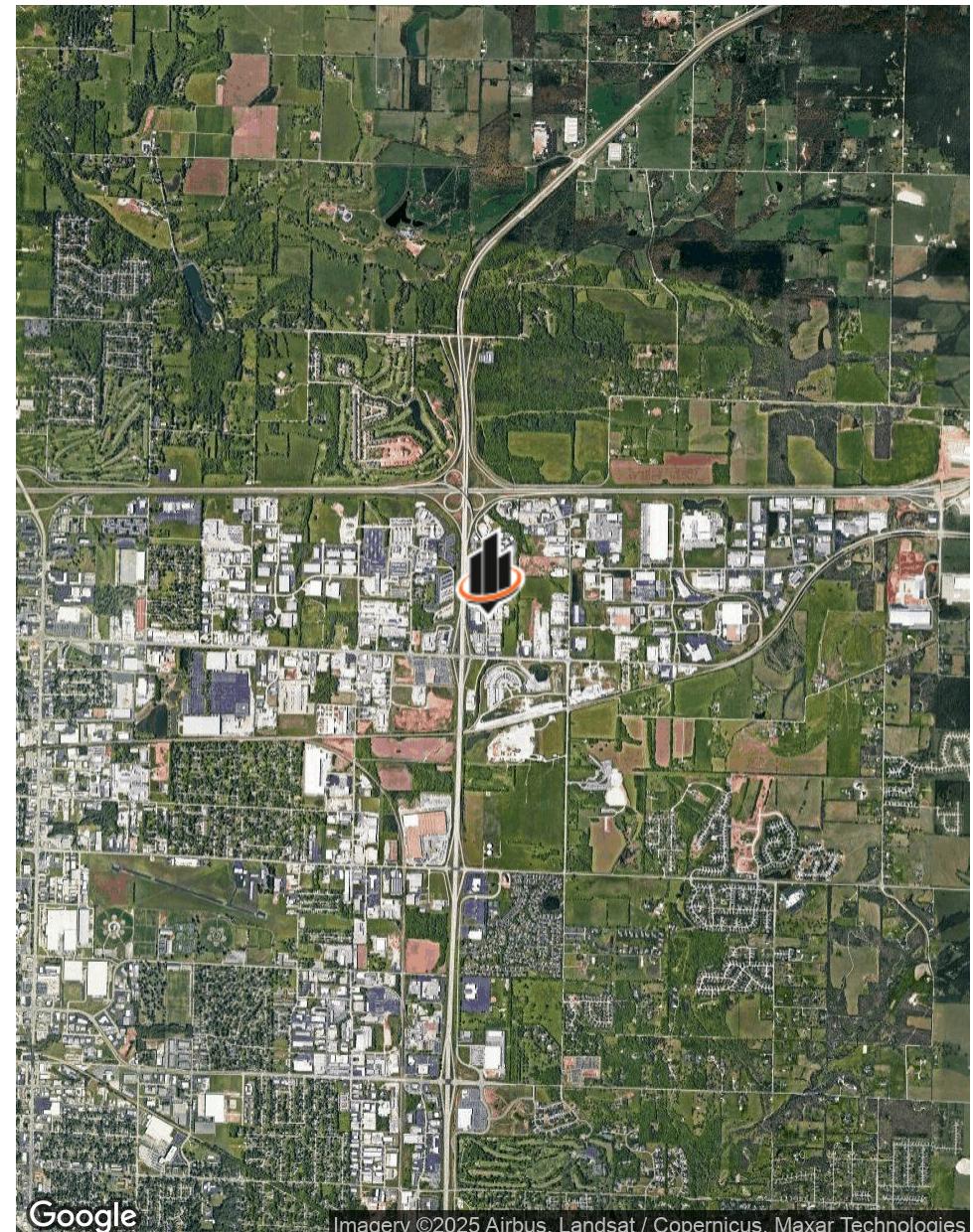
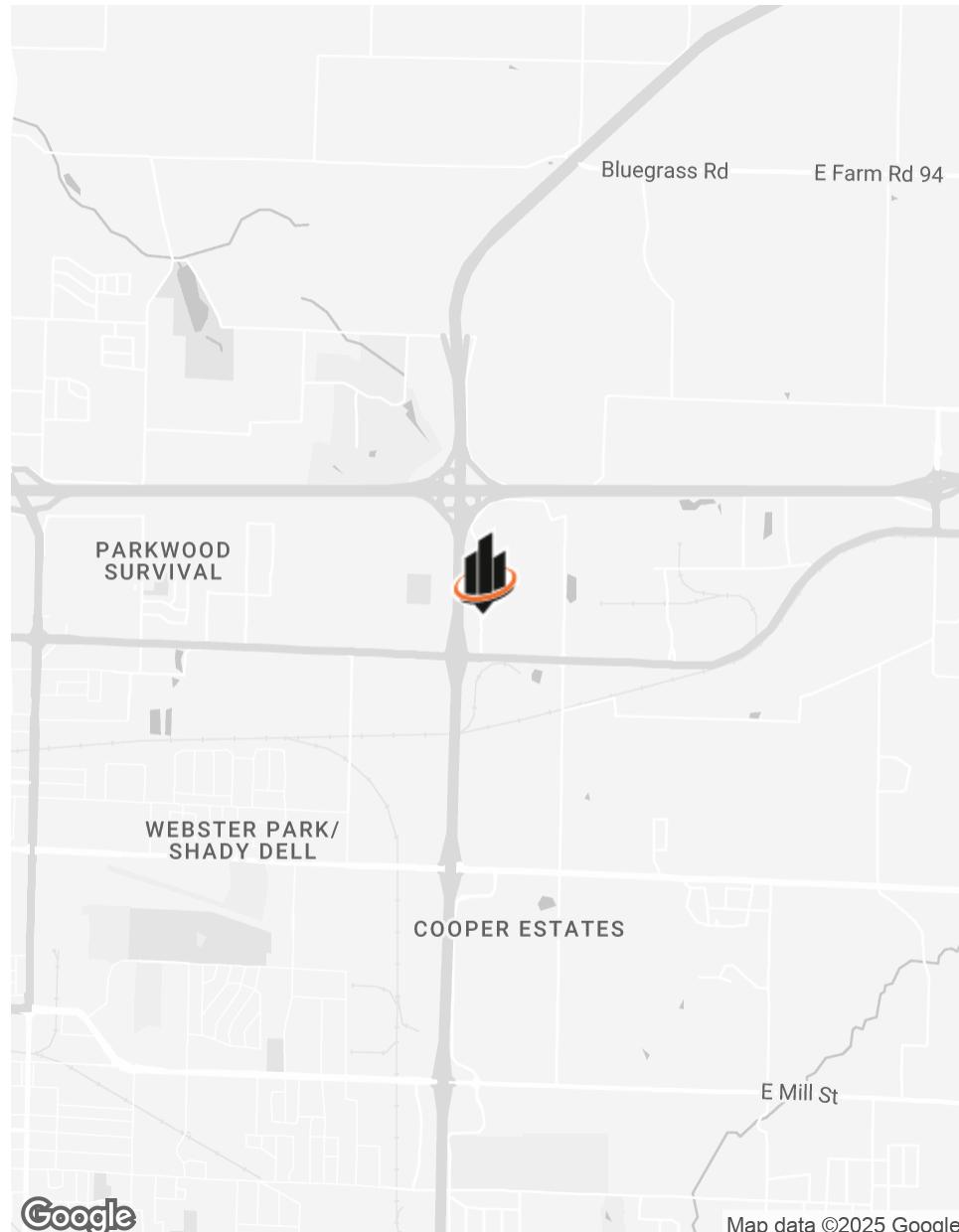
LOCATION DESCRIPTION



This property is located in one of the top industrial districts of Springfield near Kearney St and Highway 65. The property is neighbored by Tri-State Truck Center, Inc, Bestway Moving & Storage, North American Van Lines, Complete Services, Falcon Steel, Springfield Underground and others. The property is 3 minutes from the Highway 65 and Interstate 44 interchange providing easy access for delivery destinations.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the SIOR & CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

LOCATION MAP



RETAILER MAP

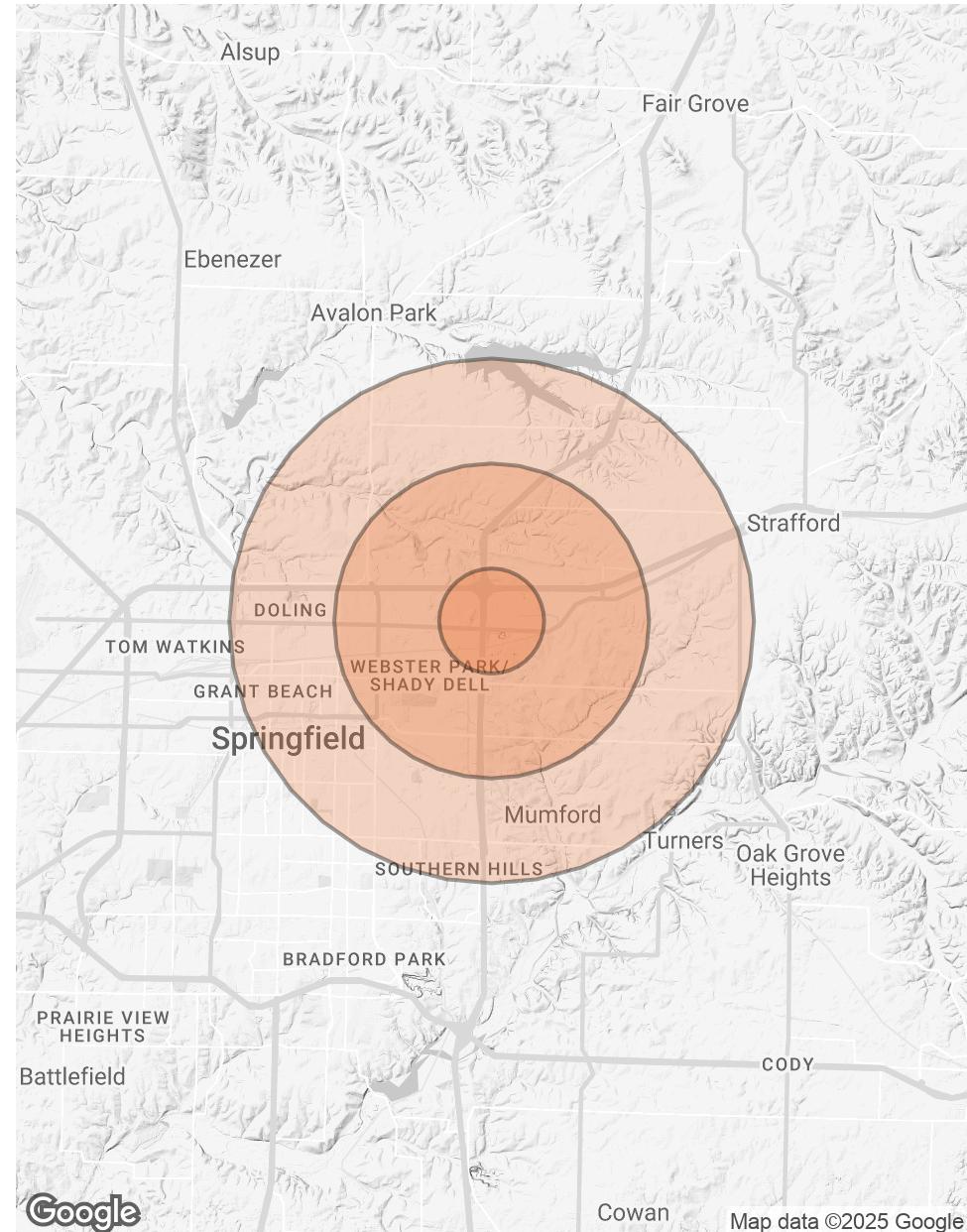


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	455	22,053	90,557
AVERAGE AGE	39	39	38
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	226	9,550	39,209
# OF PERSONS PER HH	2	2.3	2.3
AVERAGE HH INCOME	\$77,979	\$73,359	\$72,395
AVERAGE HOUSE VALUE	\$272,247	\$235,293	\$235,823

Demographics data derived from AlphaMap





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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 - 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #25 Advisor in SVN International - SVN President's Circle Recipient (2024)
Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)
CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)
Top 3% Advisor in SVN International - SVN President's Circle (2017, 2019, 2022 & 2023)
Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Business Journal Commercial Real Estate Trusted Advisor (2021)
- Board of Directors ARLO Bank, Springfield, MO
- Friends of Zoo Board Member
- Sherm Lollar Memorial Marching & Chowder Society Member



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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