

**LEASE**

# 4,800 SF Warehouse, Fenced Lot

**4126 W JUNCTION ST**

Springfield, MO 65802

**PRESENTED BY:**

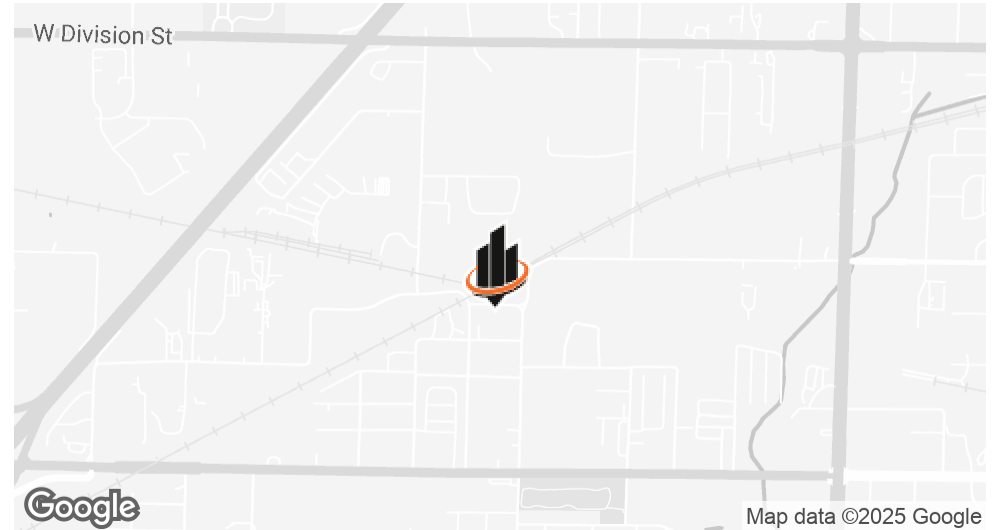
**JACK RANKIN**

O: 417.860.9951

jack.rankin@svn.com



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$7.50 SF/yr (NNN)
<b>AVAILABLE SF:</b>	4,800 SF
<b>LOT SIZE:</b>	0.43 acres
<b>ZONING:</b>	General Manufacturing (GM)
<b>NEAREST MAJOR INTERSECTION:</b>	I-44 and Chestnut Expressway

### PROPERTY DESCRIPTION

Thank you for viewing this 4,800 SF Office/Warehouse building now available for Lease at 4126 W Junction St. in NW Springfield. The building features one office and restroom, with the remaining space being fully climate controlled, free span warehouse with two over head doors measuring 10' by 10' and 14' by 12'. The property boundary is fenced with ample parking and outside storage capabilities. Please contact the listing agent for additional information or to schedule a showing. Thank you!

### LOCATION DESCRIPTION

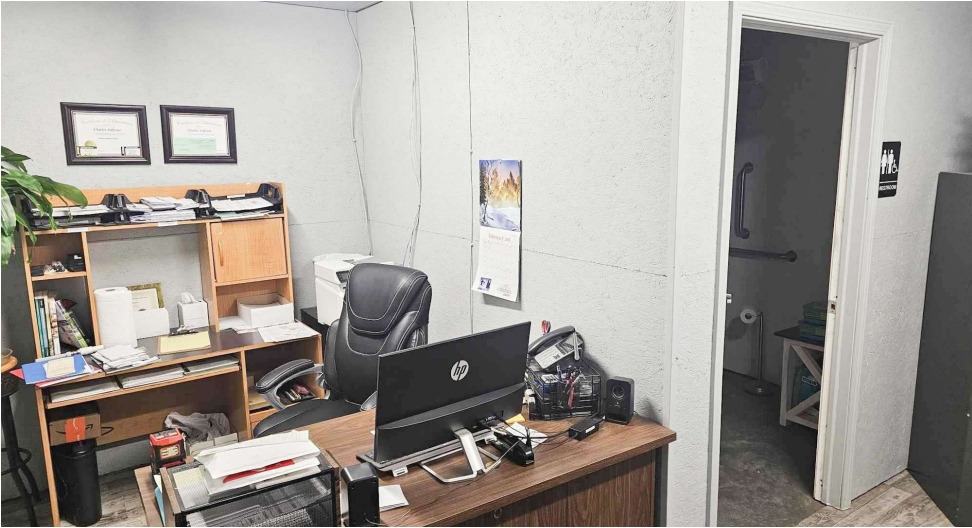
Located in NW Springfield, Missouri near the intersection of I-44 and Chestnut Expressway. Neighboring businesses include Performance Food Group, Signature Home Comfort, Propak Logistics, Positronic Industries, Central Trucking, Enersys Battery, JenFab Cleaning Solutions, FedEx Freight, and more.

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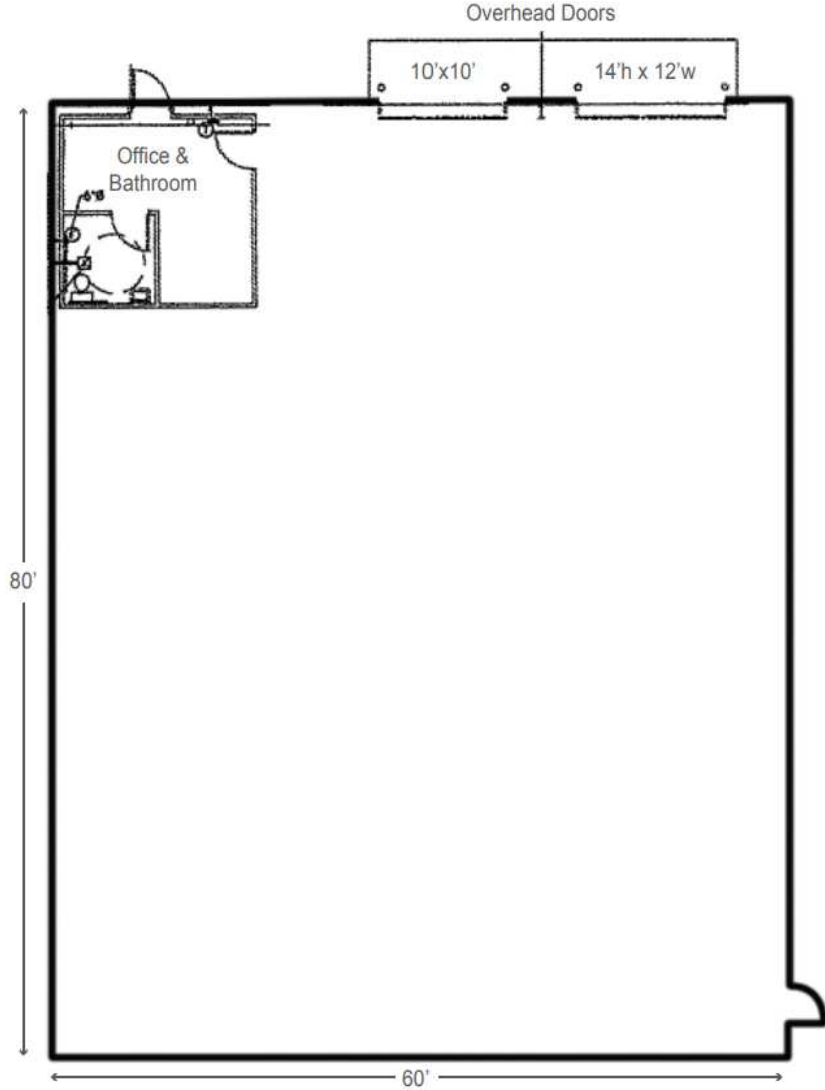
jack.rankin@svn.com

**ADDITIONAL PHOTOS**



**JACK RANKIN**  
O: 417.860.9951  
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**FLOOR PLAN**



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# AERIAL

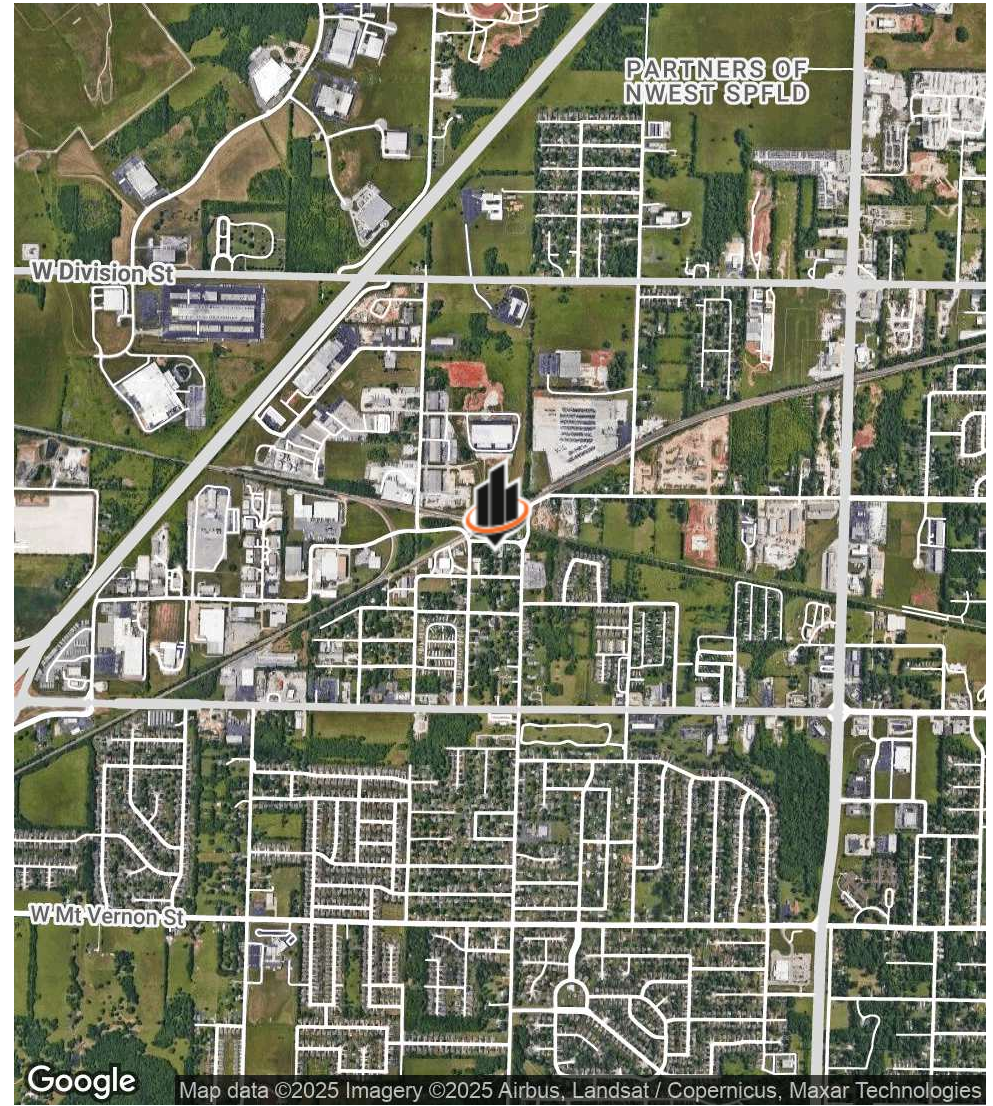
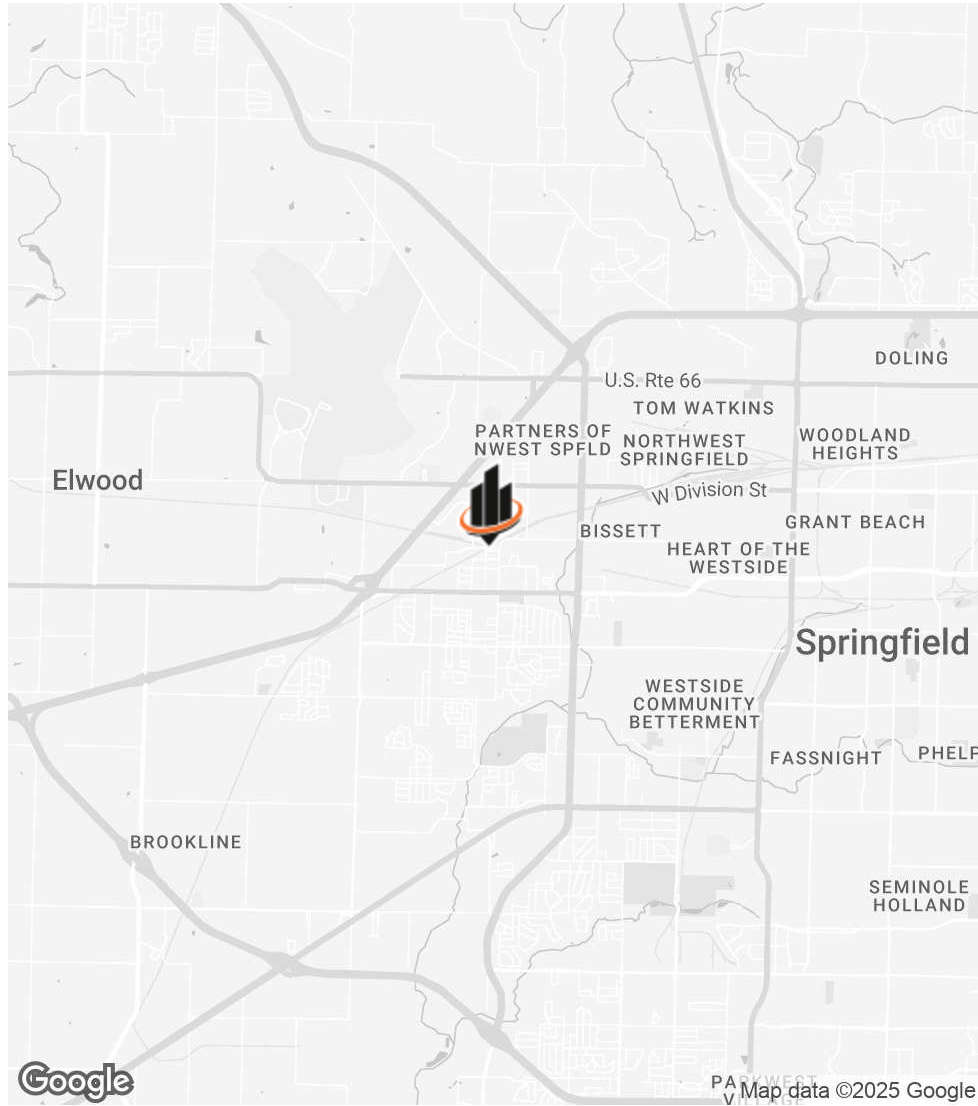


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**4,800 SF OFFICE WAREHOUSE WITH FENCED YARD** | 4126 W Junction St Springfield, MO 65802

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# LOCATION MAP

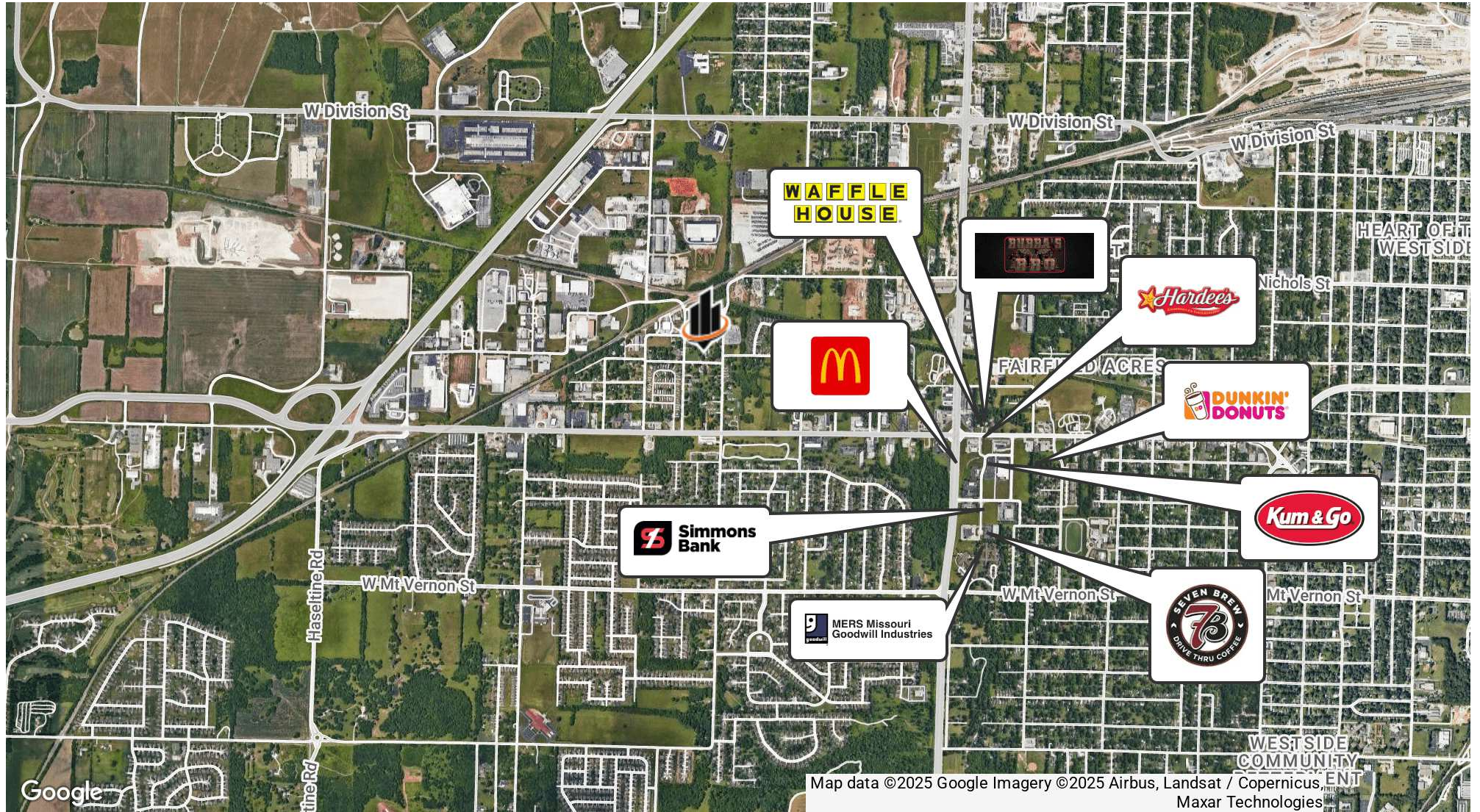


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# RETAILER MAP



**JACK RANKIN**  
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# The 9.6% report

A REPORT ON THE PRICING  
ADVANTAGE OF COOPERATION

**JACK RANKIN**  
O: 417.860.9951  
jack.rankin@svn.com

**SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.**

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*

## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

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# SVN<sup>®</sup> by the numbers



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Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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SVN | RANKIN COMPANY, LLC

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## ADVISOR BIO 1



### JACK RANKIN

Associate Advisor

jack.rankin@svn.com

Direct: **417.860.9951** | Cell: **417.860.9951**

## PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain his Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

## EDUCATION

-Graduated from Drury University

## MEMBERSHIPS

-Springfield Chamber of Commerce

-Springfield Board of Realtors

**SVN | Rankin Company, LLC**  
2808 S. Ingram Mill, Suite A100  
Springfield, MO 65804  
417.887.8826

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O: 417.860.9951

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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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