



NEWLY CONSTRUCTED INDUSTRIAL PROPERTY FOR SALE

INDUSTRIAL BUILDING FOR SALE | 501 & 503 E OLD ROUTE 66, STRAFFORD, MO 65757

- Greenmiles Truck Service Shop
- First time to market
- Constructed 2023 & 2024
- I-44 frontage and visibility
- Easy highway access - 1/2 mile to Hwy 125 & I-44 Intersection
- Zoned HC - Highway Commercial
- Shown by appointment only

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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rbmurray.com

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R.B. MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

| | |
|---------------------------|-----------------------------|
| Sale Price: | \$4,000,000 |
| Taxes: | \$39,445.77 (2024) |
| Lot Size: | 6.12 Acres |
| Building Size: | 16,000 SF |
| Grade Level Doors: | 11 |
| Sprinklers: | Yes |
| Utilities: | Water, Gas, Sewer, Electric |
| Year Built: | 2023 |
| Zoning: | HC - Highway Commercial |

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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PROPERTY OVERVIEW

This newly constructed freestanding 16,000± SF industrial building with I-44 visibility within the City of Strafford, MO is being offered for sale for the first time. Completed in 2024, this building features owner-occupant level finishes and attributes such as clear-span shop space, LED lighting throughout, 8" concrete slab, high quality office infill spanning 3,200± SF spread across both the ground floor and the poured concrete mezzanine allowing for maximum utilization of the warehouse/shop areas.

With 11 oversized grade-level doors (14'x16'), and 23'-20' tall ceiling height the building layout provides for maximum flexibility. The building is supported by a 100% concrete parking area, with 8" concrete throughout. With direct access to I-44 via the neighboring Strafford interchange, and only a few miles East of Springfield, MO the property has a prime location. The property is zoned Highway Commercial (HC), and has all city services. Providing for a wide range of opportunities, at over 6+ acres in size the property's excess land could be utilized for potential expansion, outdoor storage, or additional uses.

Neighboring area businesses include John Deere, AMCON Foods, Dayton Freight, Warson Brands, Midwest Wheel, L&W Industries, Wilson Logistics, Peterbilt, R&L Carriers, RBX Inc, TA and Love's Truck Stops, McDonald's, Pizza Hut, Dollar General, Harter House, Central Bank, and many others.

PROPERTY HIGHLIGHTS

- I-44 frontage and visibility
- G/L insulated power doors: 11 (14'x16')
- Ceiling height: 20' to sidewall, 23' to center
- LED and radiant lights
- Concrete paving: 8" (parking lot and inside building)
- Electrical: 3-phase (208/120v-3P-4W-600amp & 208/120v-3P-4W-200amp)
- Upstairs: 3,200± (40' x 80') office, etc., (includes 800 SF balcony)
- Billboards not included
- Shown by appointment only

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100 Years
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Additional Photos



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Aerial



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Additional Photos - 1st Floor Office



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Additional Photos - 2nd Floor



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Retailer Map



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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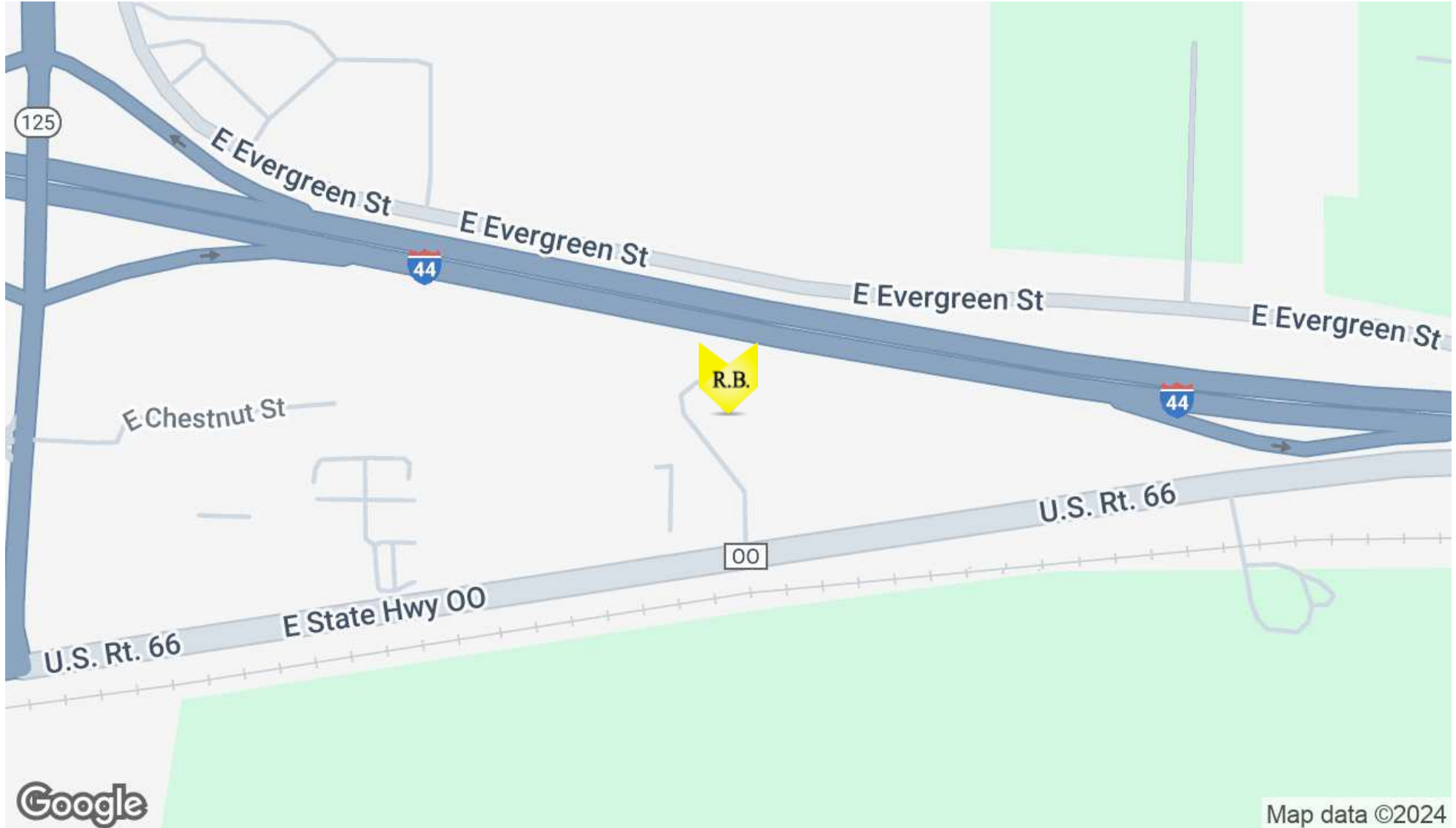
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Location Map

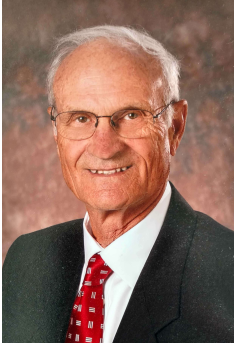


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Advisor Bio

ROBERT MURRAY, JR., SIOR
Chief Financial Officer



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Professional Background

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR)

EST. 1909

Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM