



OFFICE/WAREHOUSE SPACE FOR LEASE

FLEX SPACE FOR LEASE | 1431 S. ENTERPRISE, SPRINGFIELD, MO 65804

- Great Eastside location, just off of East Sunshine
- 1.8 miles from US Hwy 65
- The only space of this size available in East Springfield
- Completely updated: new LED lighting in office & warehouse areas, new paint
- New monument sign installed in 2025
- Shown by appointment only

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Lease Rate:	\$11 SF/yr (NNN)
Available SF:	2,000 SF
Lot Size:	0.79 Acres
Building Size:	12,000 SF
Year Built:	1988
Renovated:	2023
Zoning:	HM - Heavy Manufacturing
Est. NNN Charges:	\$1.86 PSF

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

PROPERTY OVERVIEW

Rare fully renovated class-A 2,000 SF flex office/warehouse located at 1431 S. Enterprise in East Springfield, Missouri—a completely updated, strategically positioned space designed to meet the needs of flex office/warehouse users. This highly functional space features a flexible layout that integrates 336+/-SF of office, with 1,664± SF of warehouse space. The interior has been fully updated with upgraded flooring, LED lighting, new paint, and HVAC throughout.

One oversized grade-level overhead door ensure efficient operations and accessibility to the warehouse areas. Ideally located less than 2 miles from US Highway 65, the property offers great access to Springfield’s major transportation routes and most desired commercial corridors. In 2025, a new monument sign was installed prominently featuring this suite. With ample on-site parking and professional property management, this is an ideal flex office warehouse in one of Springfield’s most sought after areas. Contact listing broker for more information.

PROPERTY HIGHLIGHTS

- The only space of this size available in East Springfield
- Great eastside location, just off of E. Sunshine and 1.8 miles from US Hwy 65
- Neighboring businesses include: SRC, Mediacom, Arctic Food Eq., Johnson Controls, Taco Bell, Mister Car Wash, Hy-Vee
- One oversized grade level door
- 336± SF of office space with restroom
- Completely updated office
- Ceiling height: (Front) ±15’9” to ±12’6” (Rear)
- Completely updated: new LED lighting in office & warehouse areas, new painting, oversized grade level door, extra parking
- *Principals of the ownership entity are licensed real estate agent(s)/broker(s) in the State of Missouri
- New monument sign installed in 2025

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Available Spaces

Lease Rate: \$11 SF/YR (NNN)
Lease Type: NNN

Total Space: 2,000 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1431	Flex Space	\$11.00 SF/YR	NNN	2,000 SF	Negotiable	2,000± SF flex space available for lease at \$11.00 PSF (NNN). Tenant responsible for Tenant's share of common area maintenance, taxes, and insurance (estimated at \$1.86 PSF). Monthly estimated rent: \$2,143.33 (includes estimated CAM).

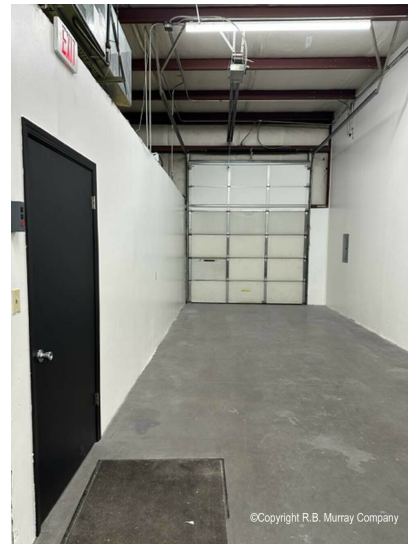
EST. 1909

INDUSTRIAL
PROPERTY FOR
LEASE

1431 S. ENTERPRISE, SPRINGFIELD, MO 65804
FLEX SPACE FOR LEASE

100 Years
SINCE 1909

Additional Photos



Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
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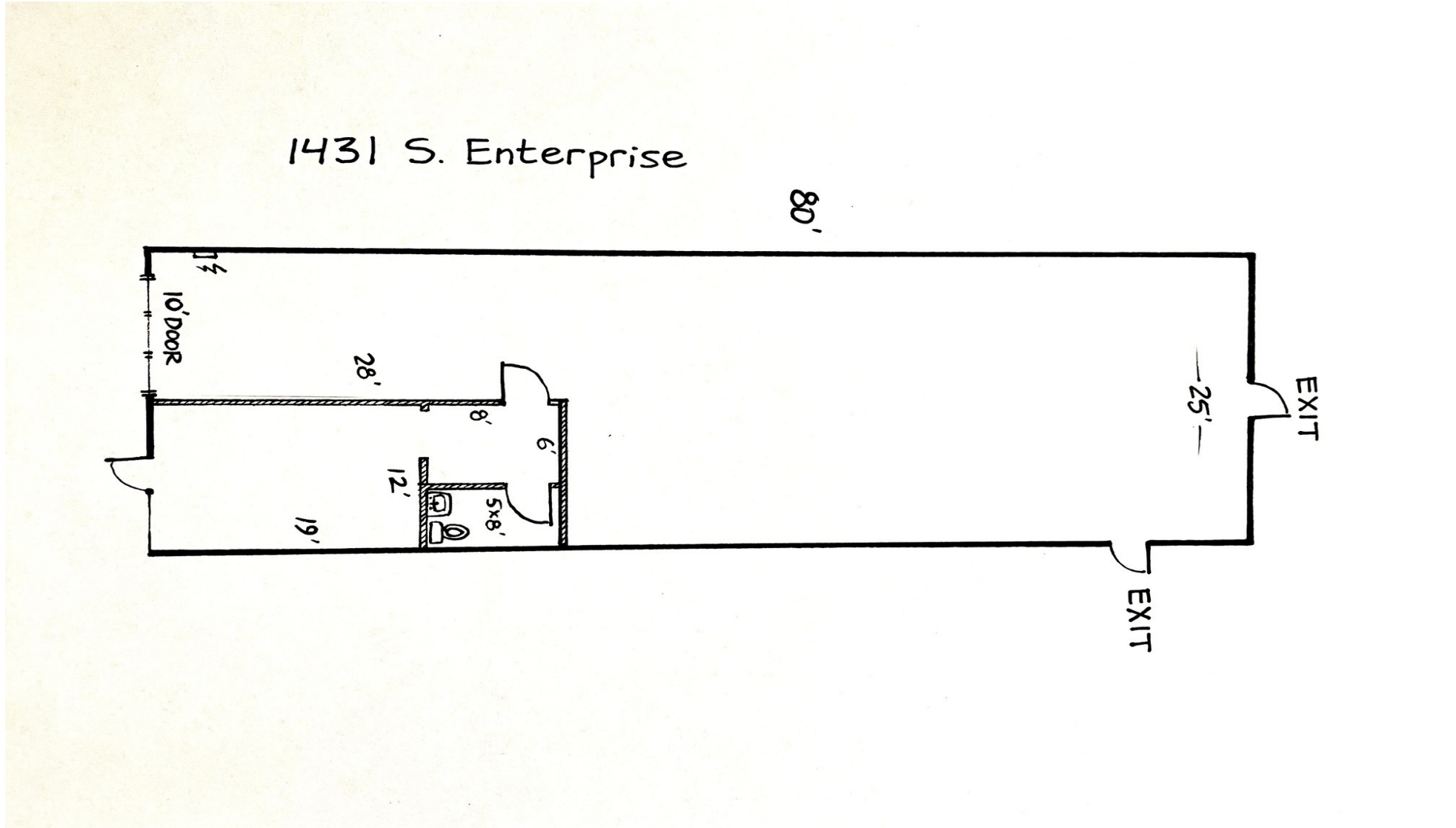
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Floor Plans - Suite 1431



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Aerial



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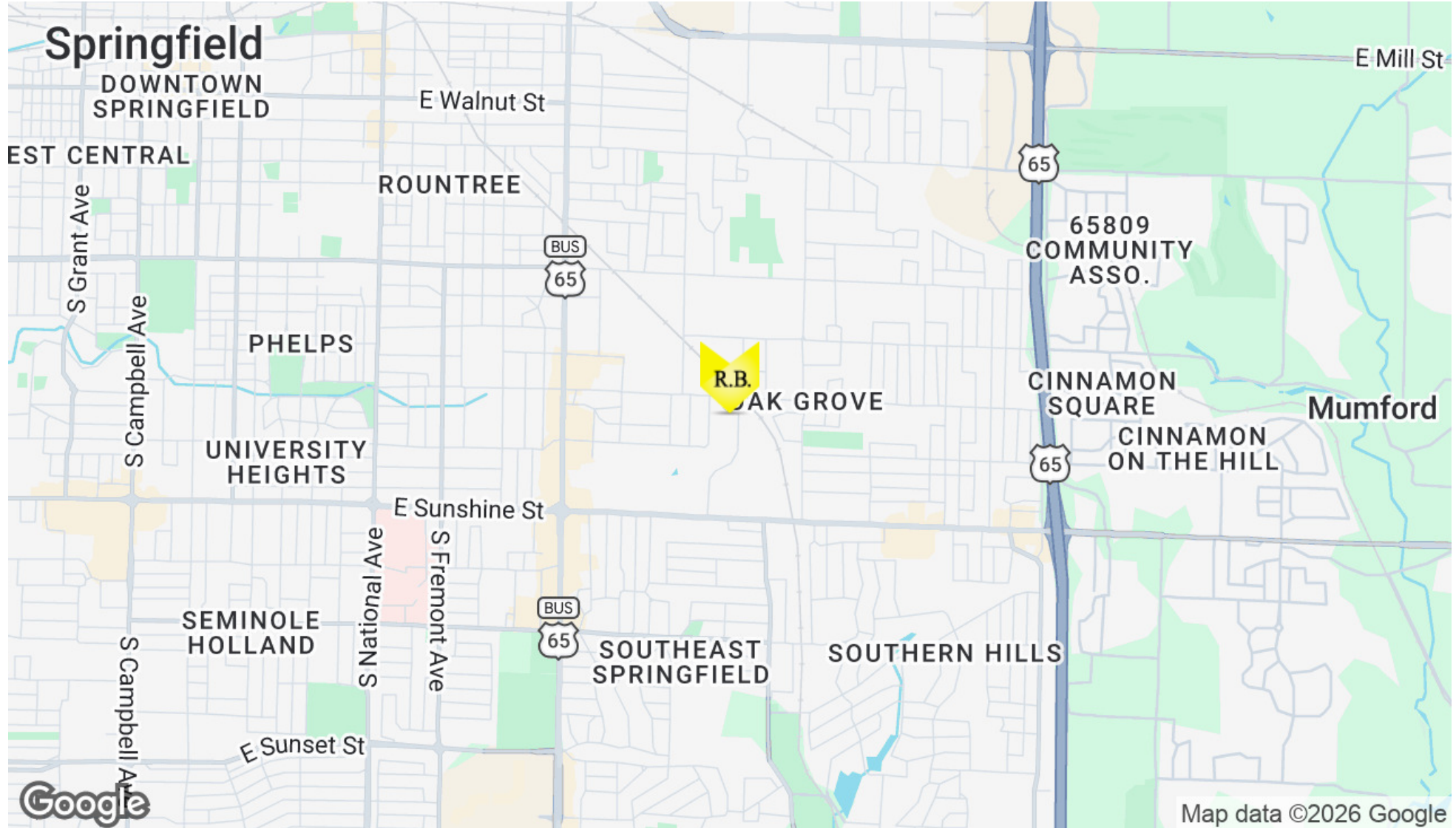
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Location Map



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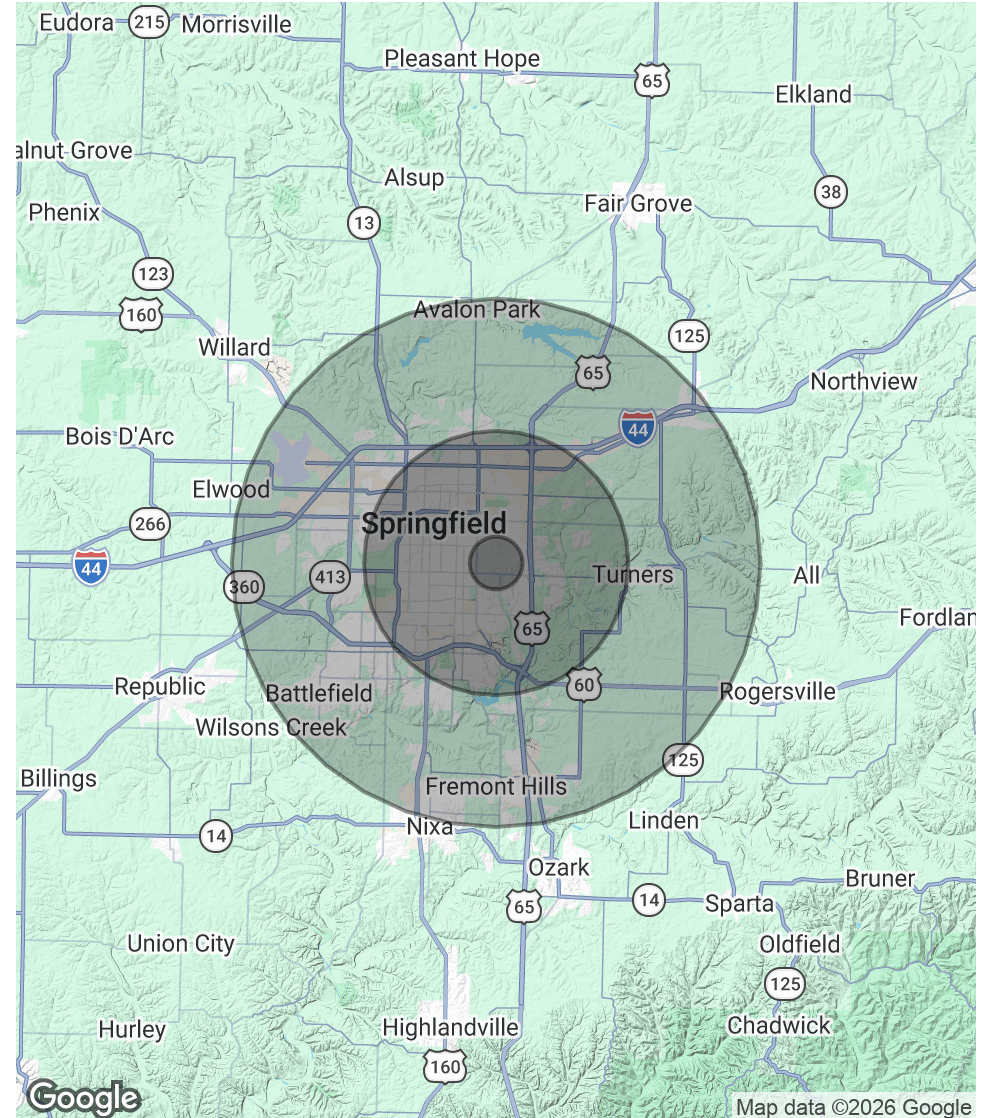
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,433	161,137	285,285
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,566	72,580	121,731
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$73,022	\$72,805	\$83,016
Average House Value	\$205,114	\$226,125	\$252,662

* Demographic data derived from 2020 ACS - US Census



Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



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Springfield, MO 65809

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MO #2007030465

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



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts.

Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

Ross exhibits his dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News-Leader's Economic Advisory Council, Springfield Executive Postscript, Hickory Hills Country Club, Springfield Area Chamber of Commerce,