



SALE / LEASE

1411 W Phelps St

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Springfield, MO 65802

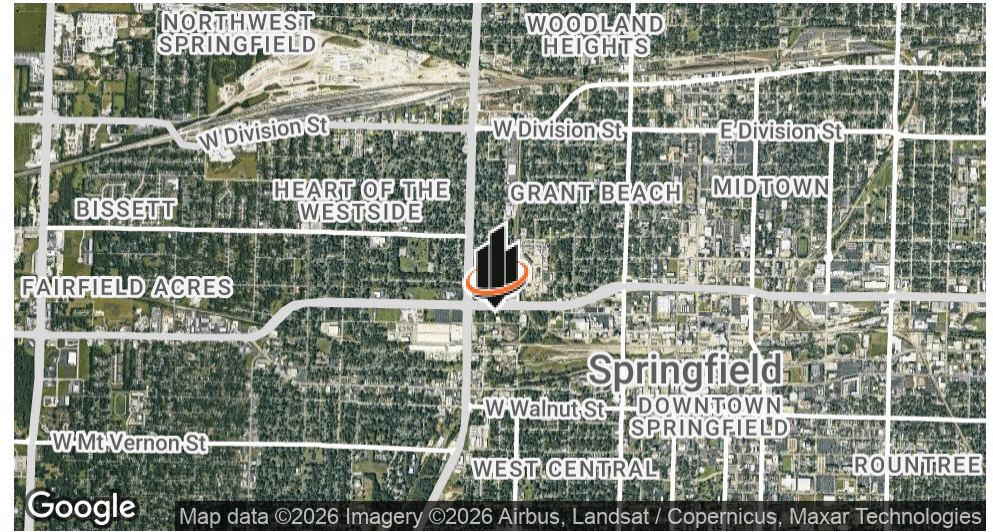
PRESENTED BY:

ARCH WATSON

Phone: 417.887.8826 x113

arch.watson@svn.com

PROPERTY SUMMARY



SALE PRICE:	\$650,000
LEASE RATE:	\$7.40 SF/yr (NN)
AVAILABLE SF:	7,500 SF
LOT SIZE:	.73 +/- Acre
BUILDING SIZE:	7,500 SF
PRICE PER SF:	\$93
ZONING:	Heavy Manufacturing
AVAILABLE:	January 15th, 2026

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PROPERTY DESCRIPTION

This 7,500/sf building is built-out for a service oriented business. The building has an office area with a reception area and 4 offices and a conference area. The service department has a counter with built-in storage shelving, a secure bullpen for tools and a break room and a large storage room. The warehouse has 2 - 14' electric rollup doors, steel racking with a crane, gas furnaces and has been insulated with spray foam. The building has LED motioned sensor lighting, alarm system including HVAC monitoring and 3 restrooms. There is a 40' x 75' fenced gravel lot on the east side of the property and a monument sign fronting Phelps

LOCATION DESCRIPTION

Located in Northwest Springfield close to the intersection of W Chestnut Expy and N Kansas Expy. The property is on the north side of W Phelps just east of Kansas Expy.

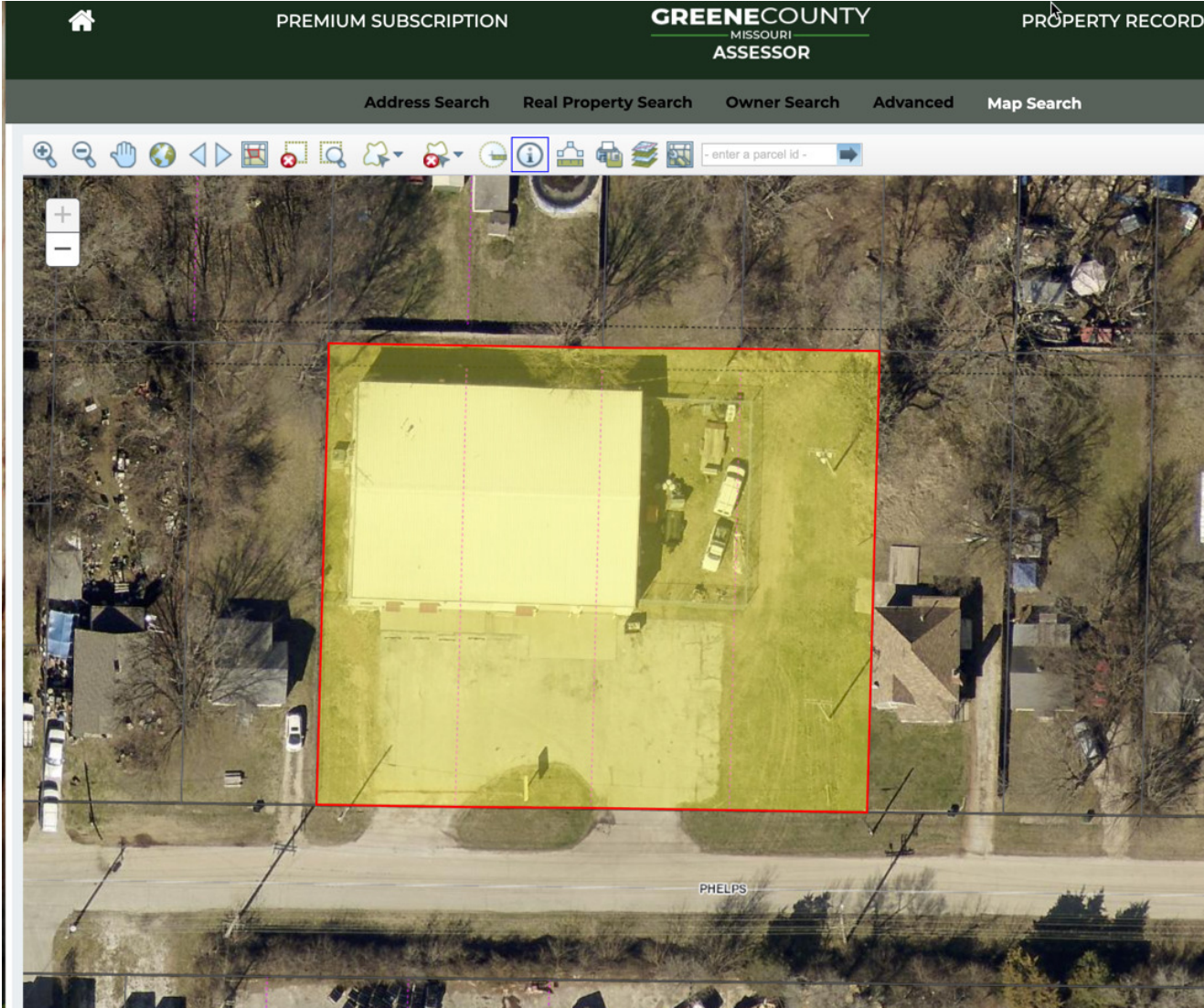
PHOTOS



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O: 417.887.8826 x113
arch.watson@svn.com

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ASSESSOR MAP

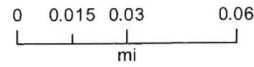


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ZONING MAP

Heavy Manufacturing



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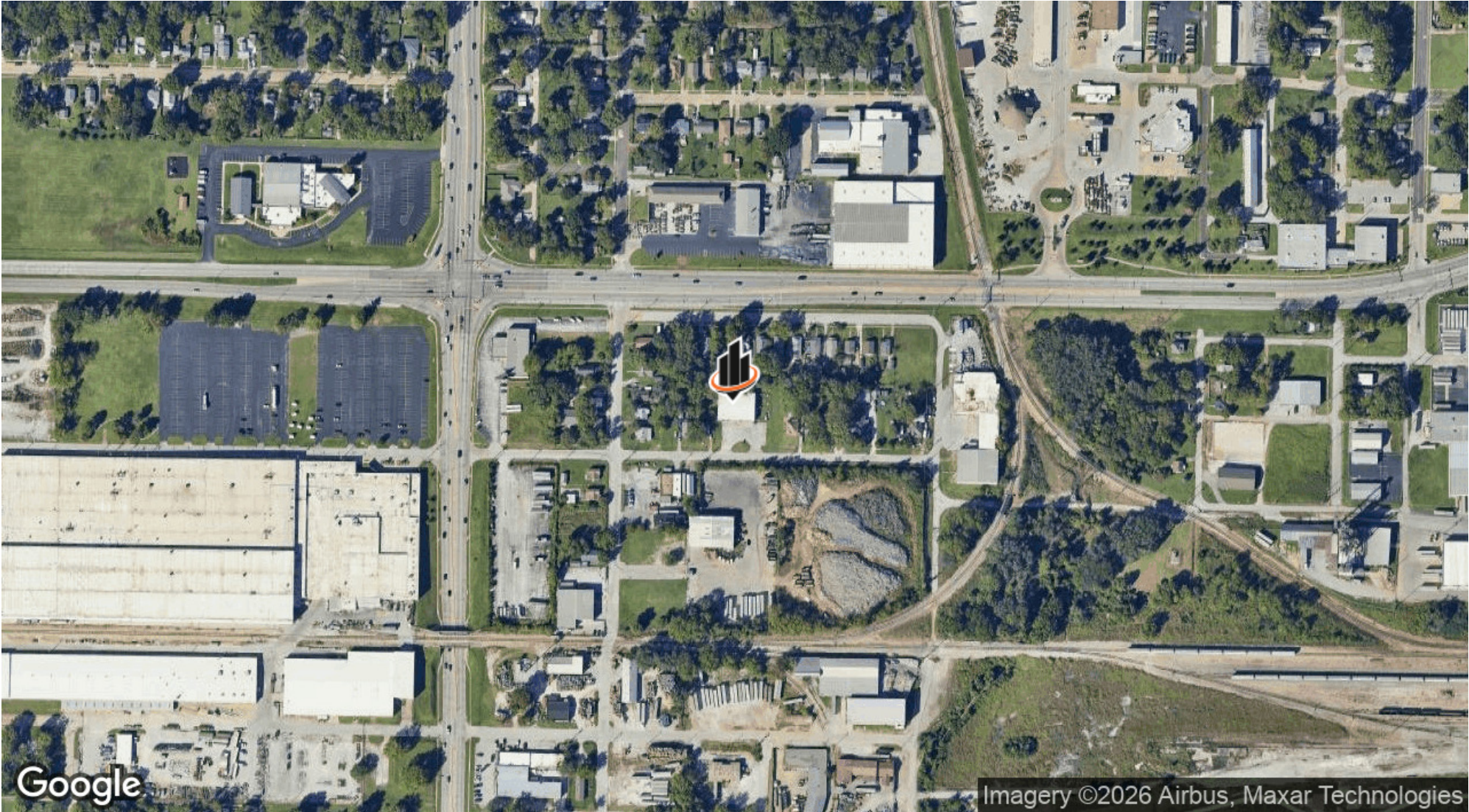
11/17/2025

ARCH WATSON
O: 417.887.8826 x113
arch.watson@svn.com

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SVN | RANKIN COMPANY, LLC 5

LOCATION MAP



ARCH WATSON
O: 417.887.8826 x113
arch.watson@svn.com

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ADVISOR BIO 1



ARCH WATSON

Senior Advisor

arch.watson@svn.com

Direct: **417.887.8826 x113** | Cell: **417.773.9022**

PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

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

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O: 417.887.8826 x113

arch.watson@svn.com

DISCLAIMER

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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.

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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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