



FIRST-TIME OFFERING | CLASS-A FREE-STANDING RETAIL/FLEX PROPERTY

RETAIL/FLEX PROPERTY FOR LEASE | 350 S INGRAM MILL RD, SPRINGFIELD, MO 65802

- Lease with option to purchase available
- Free-Standing Retail/Warehouse Building with Office/Showroom
- Highway 65 Visibility
- 175 Feet of US Hwy 65 Frontage
- East Springfield location
- HC Zoning
- Fenced outside storage
- Near Costco, Menards, Subaru, Mazda, Hyundai, McDonald's, Whataburger, Taco Bell and many others

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
rbmurray.com

Ryan Murray, SIOR, CCIM, LEED AP, CPM
417.881.0600
ryan@rbmurray.com

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com

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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	11,200± SF
Lease Rate:	\$12,500 per month (NNN)
Taxes:	\$17,208.85 (2024)
Lot Size:	1.52± Acres
Shop/Warehouse:	3,600± SF
Office/Showroom:	6,580± SF
Mezzanine With Partially Finished Office/Storage:	1,000± SF
Building Size:	11,200± SF
Year Built:	1996
Zoning:	HC - Highway Commercial
Utilities:	All available

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

PROPERTY OVERVIEW

Stand-alone Class-A quality retail/warehouse/shop building now offered along highly visible US Highway 65 in the sought after eastern corridor in Springfield, Missouri. The property has exceptional visibility from both Highway 65 and Ingram Mill Ave, and is perfect for a variety of business uses given its highly desirable Highway Commercial zoning class allowing for a wide range of permitted uses across multiple use classes.

The total building size is 11,200± SF, including 6,580± SF of open high-ceiling showroom/retail/office space, a 1,000± SF mezzanine with offices, two restrooms, and storage, as well as a 3,600± SF clear-span warehouse. The building is equipped with high ceilings, LED lighting throughout, upgraded ceiling tiles and fixtures, and a flexible mezzanine space. Additionally, the building has six electronically controlled roll-up grade-level doors, (two of which are glass showroom automatic roll-up doors), and a fenced-in outdoor storage area at the rear. In addition to the clear-span warehouse and showroom, the property features private offices, parts storage areas, and two bathrooms on each floor, with the upstairs bathroom featuring a full shower.

The property is 1.52± acres with the majority of the lot paved concrete, the lot provides ample parking with excellent access and exposure. With over 88,550± VPD (northbound & southbound) on Highway 65, this location offers unmatched high traffic and visibility. Neighboring businesses include Subaru, Mazda, and Hyundai dealerships, and the property is located directly across Hwy 65 from the newly constructed Costco & Menards stores, as well as many others. This is one of the few available free-standing buildings on the market, and showings are by appointment only. Please contact the listing broker for pricing and additional details. Listing brokers are licensed in Missouri and have an interest in the subject property.

PROPERTY HIGHLIGHTS

- Lease with option to purchase available
- 175 Feet of US Hwy 65 frontage
- Parking: 8,650± SF of asphalt, 27,300± SF of concrete
- HC Zoning
- Fenced outside storage
- G/L doors: 6 (One 12'x14', Two 12'x12', One 12'x8', One 10'x8', and One 14'x12.5')

RETAIL/WAREHOUSE
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Additional Photos



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Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

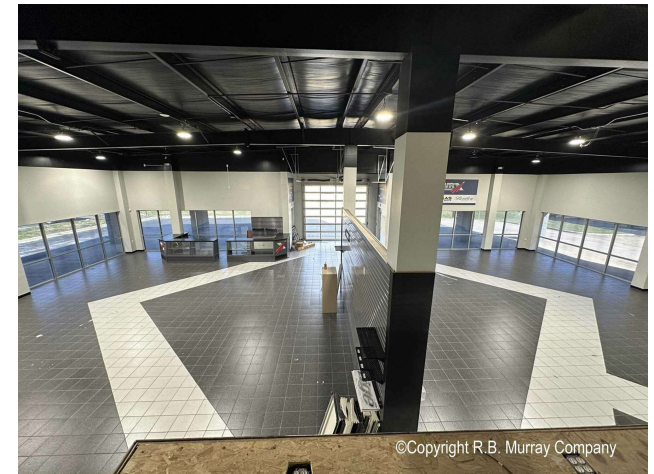
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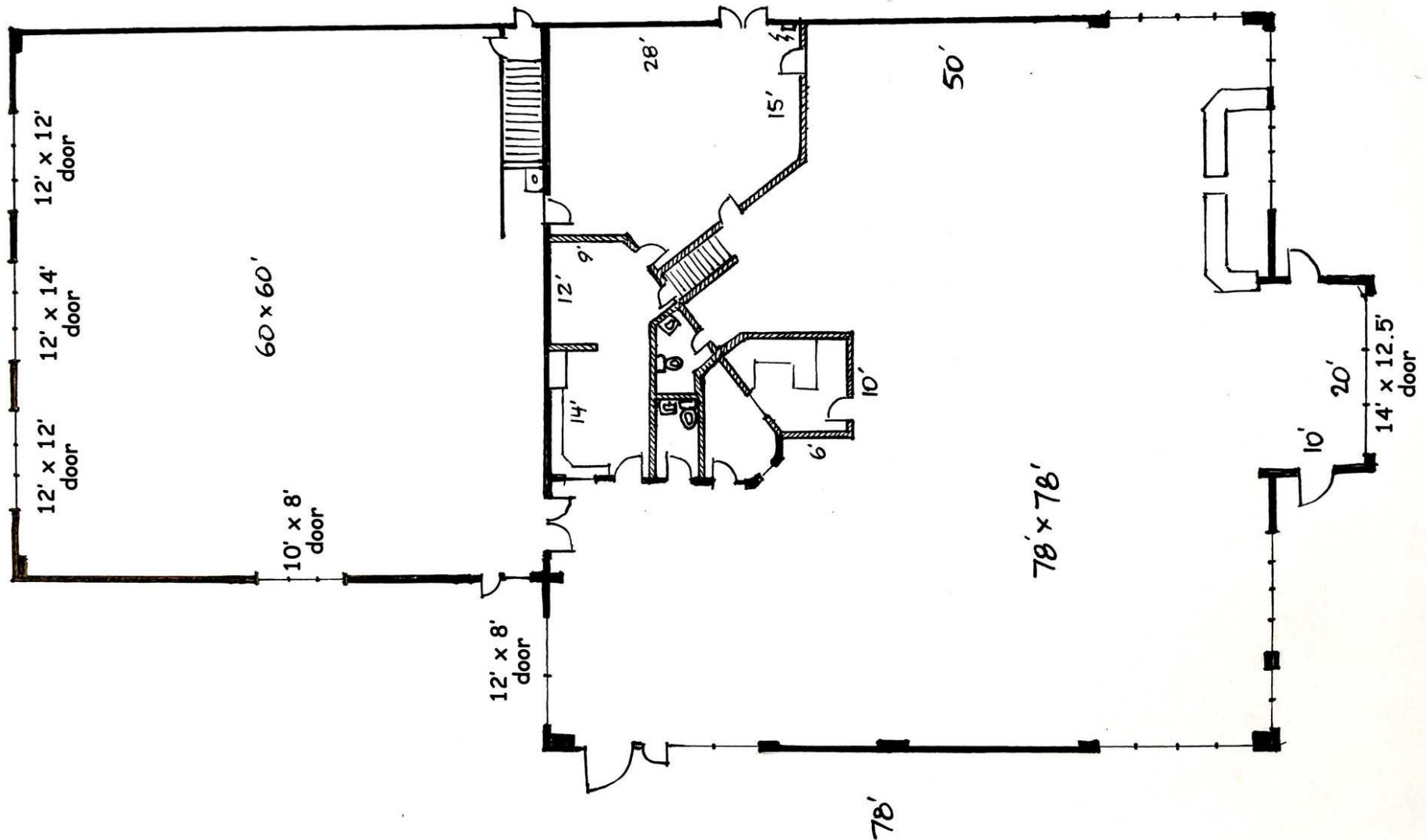
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Floor Plan - Lower Level



Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com

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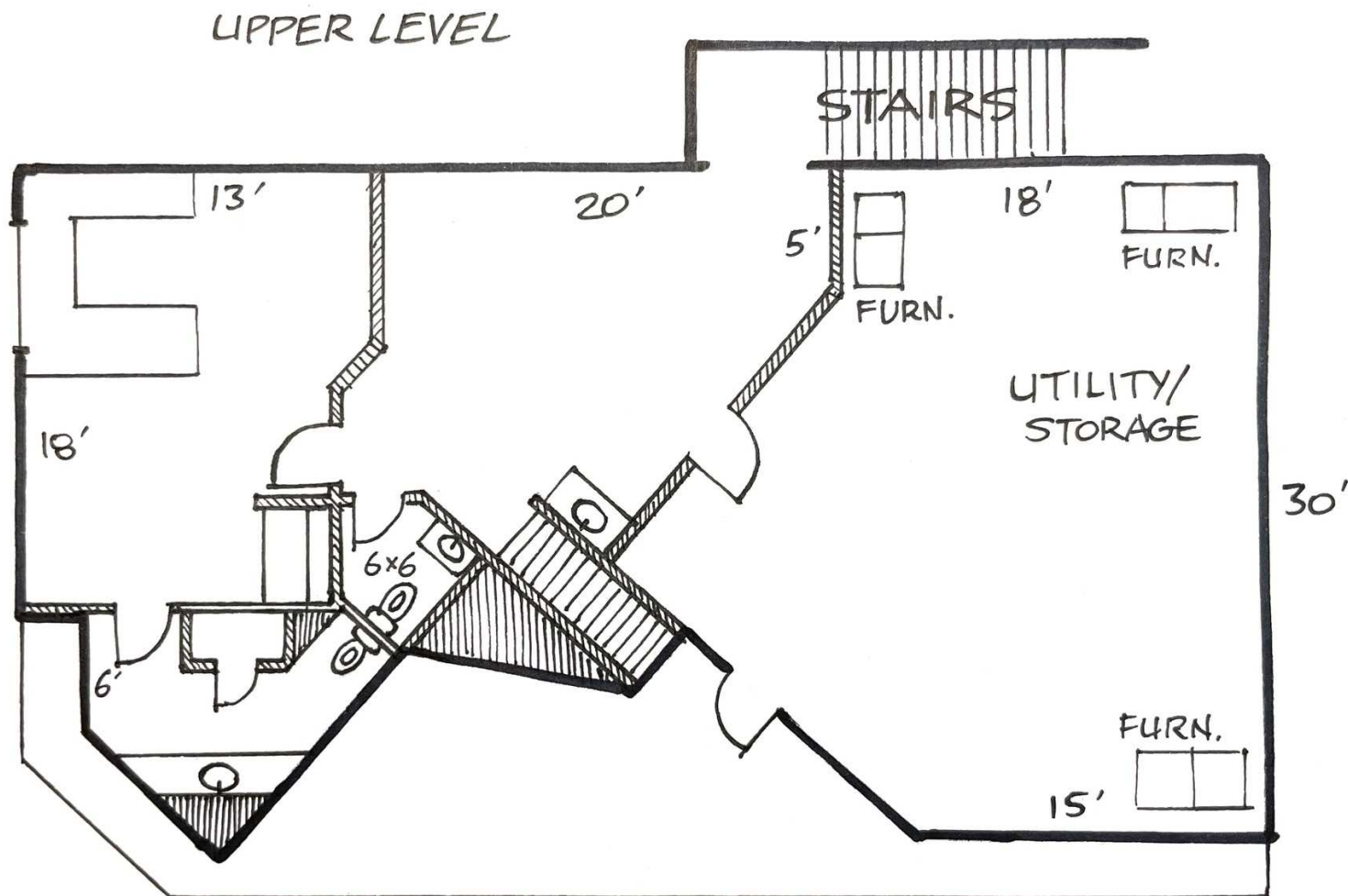
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Floor Plan - Upper Level



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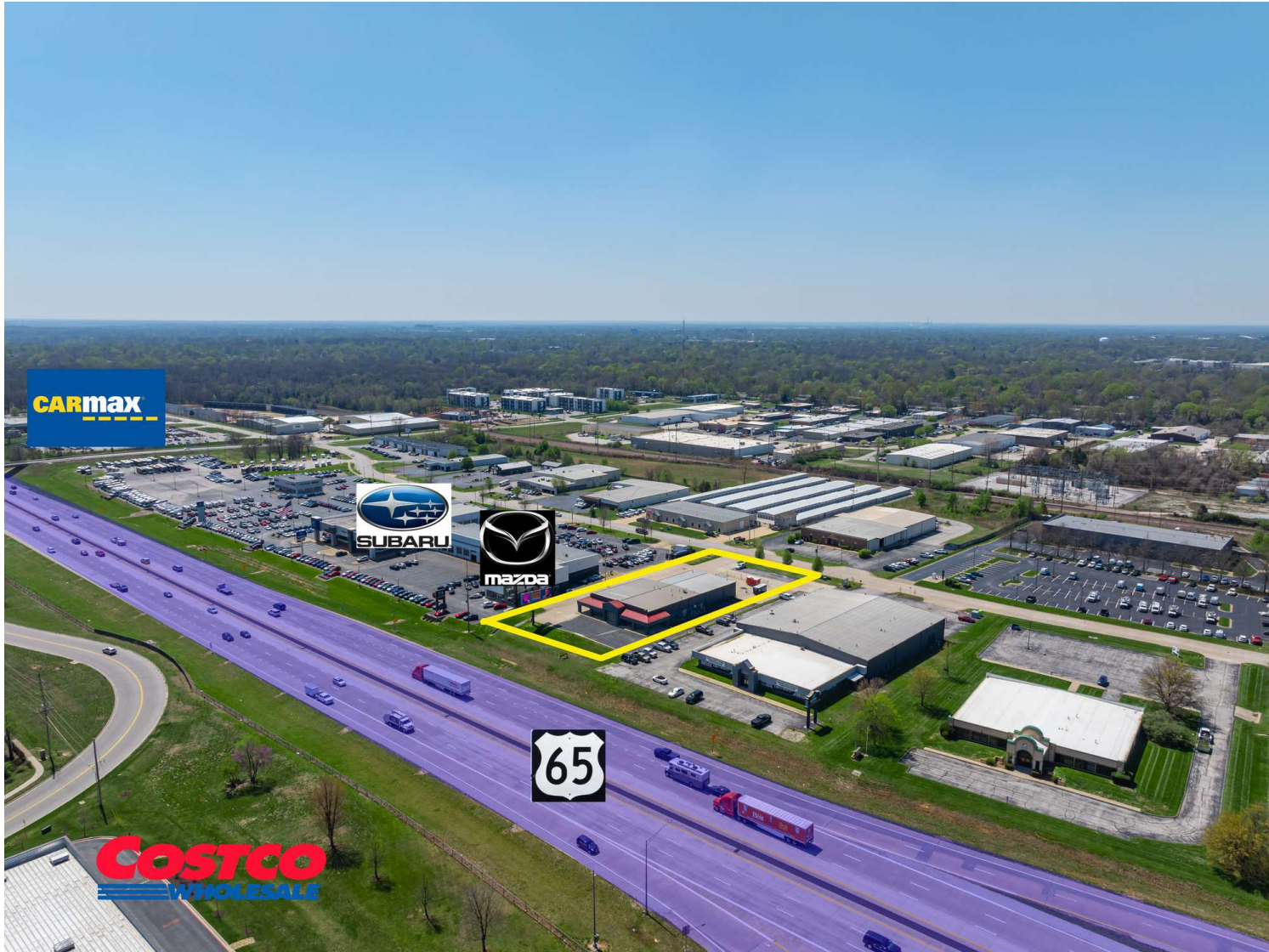
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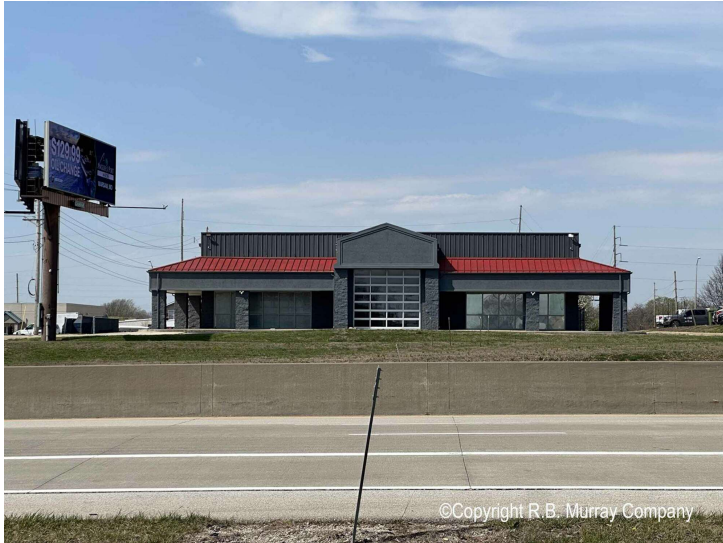
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Retail Map



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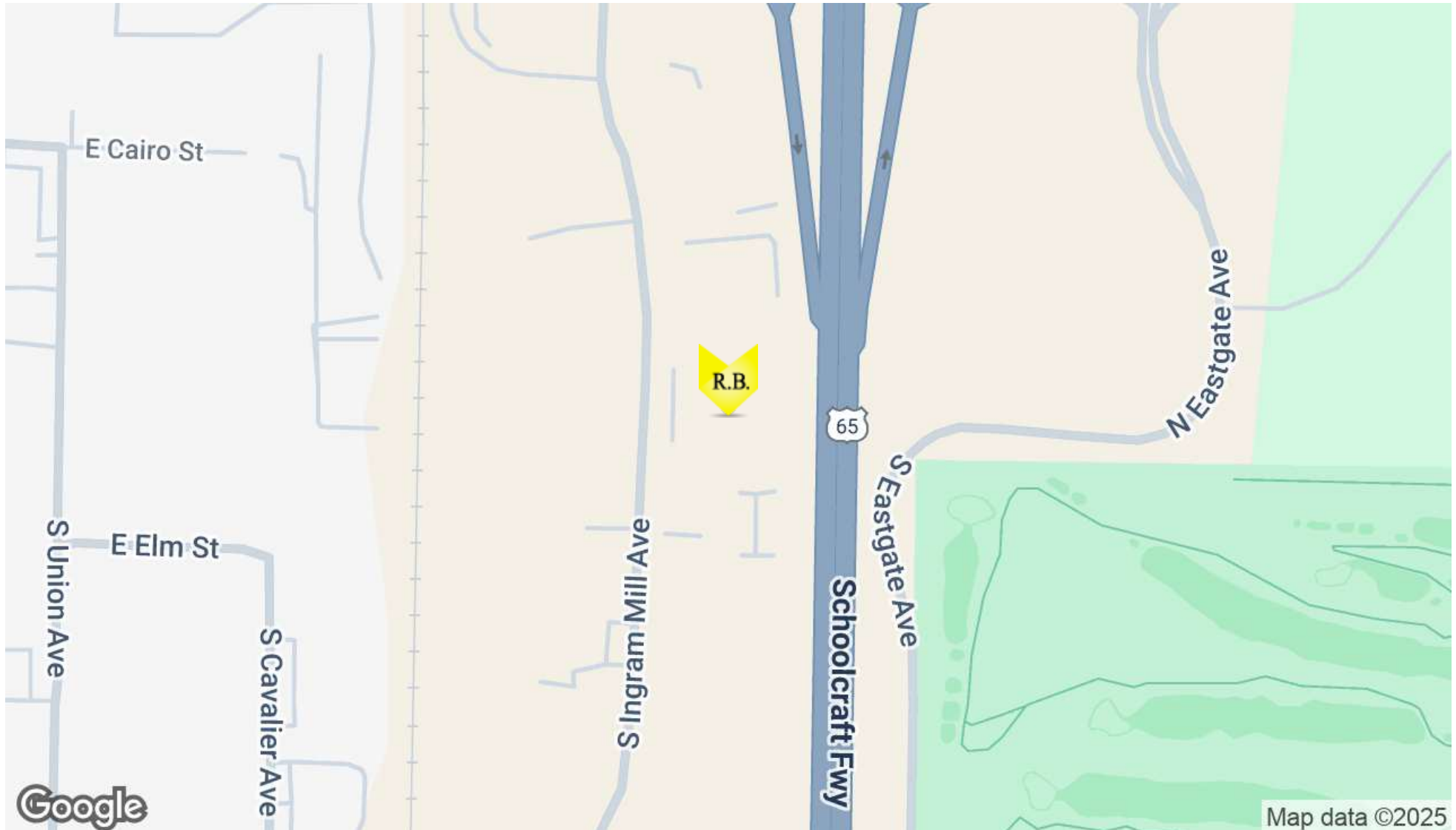
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Location Map



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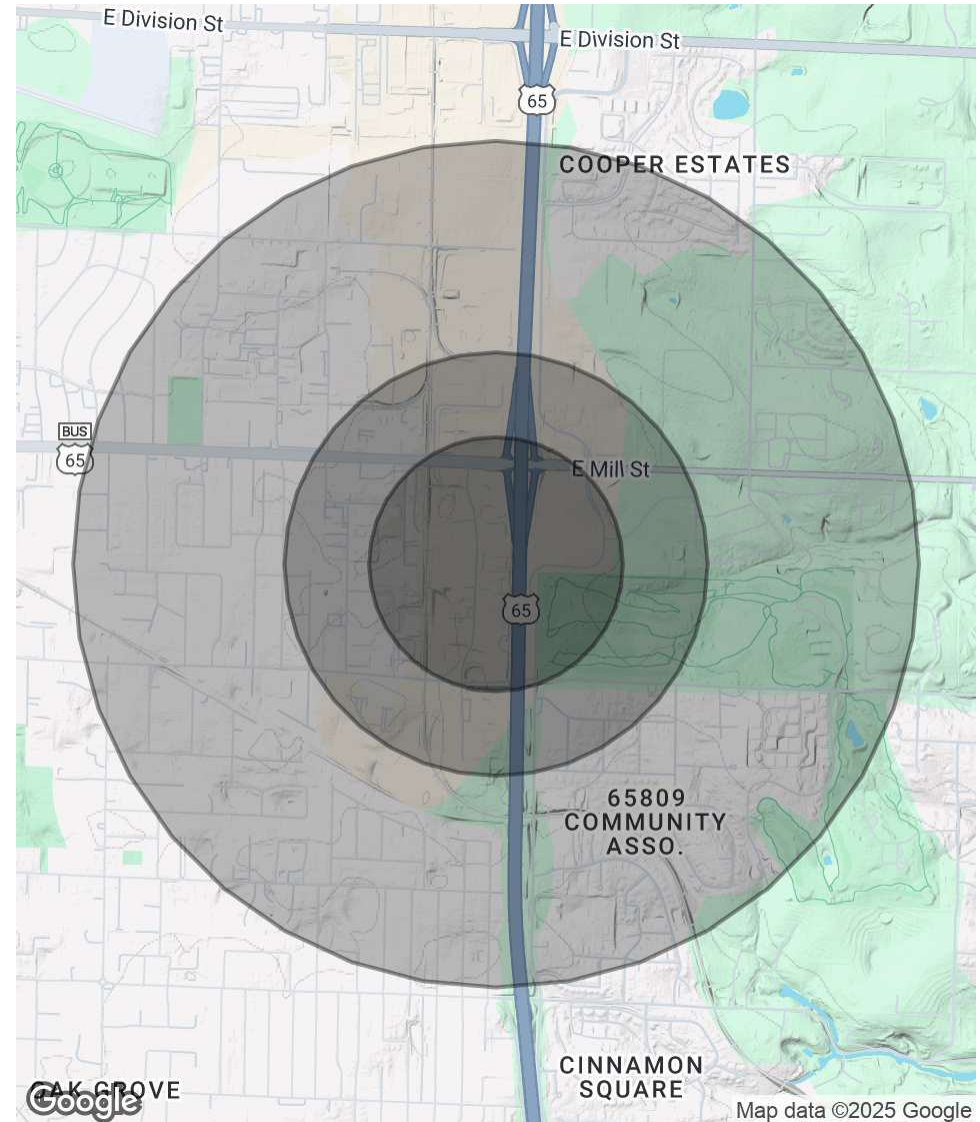
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	31	334	5,114
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	149	2,286
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$76,815	\$86,949	\$86,273
Average House Value	\$294,101	\$341,281	\$319,827

Demographics data derived from AlphaMap



Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
ryan@rbmurray.com
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



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
F 417.882.0541
ross@rbmurray.com
MO #2004035357

Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with 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 sale/lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 5,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information.

Ross exhibits a 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, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

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