

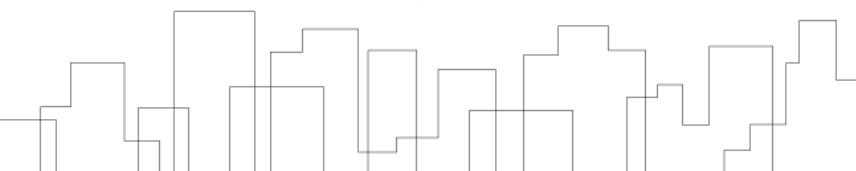


GENERATIONAL OPPORTUNITY - INDUSTRIAL LOGISTICS/SERVICE CAMPUS - FOR SALE

INDUSTRIAL PROPERTY FOR SALE | 2813 N NEERGARD AVE, SPRINGFIELD, MO 65803

- Excellent visibility from I-44
- Located just north of Bass Pro Shops National Distribution Center
- Includes $6.09\pm$ acres of surplus land
- Central U.S. location: strategically positioned in Springfield, Missouri - a premier Midwest logistics hub
- First-class condition: meticulously maintained, high quality construction
- Expansive concrete yard and drop lot; expansion potential, $13.5\pm$ acres of paved lot
- Truck wash and truck fueling
- Shown by appointment only

EST. 1909



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Springfield, MO 65809
417.881.0600
rbmurray.com

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Ross Murray, SIOR, CCIM
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ross@rbmurray.com

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R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$9,100,000
Taxes:	\$68,496.64 (2025)
Lot Size:	28.13 Acres
Building Size:	77,608 SF
G/L Doors:	One (10'x10')
Dock Doors:	Three (10'x10') and Six (12'x16')
Overhead Doors:	Six (14'x16')
Sprinklers:	Yes
Year Built:	1994
Zoning:	GM

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

Now offered for sale, a truly generational purchase opportunity, is a rare Class-A industrial/logistics/service facility located in the heart of the Midwest. Positioned just off I-44 & Hwy 65 in Northeast Springfield, Missouri; the property offers exceptional visibility and close access to both Highway 65 and I-44, ensuring strong logistical advantages. With nearly 78,000± square feet under the roof, including office, warehouse, basement, and on-site fuel storage facilities, the building is designed to accommodate medium to large-scale operations. The site also includes over 28 acres of land of which approximately 13.5± acres is paved concrete/asphalt, offering a large drop lot surface area along with expansion potential for additional building(s).

Surrounded by a strong roster of blue chip users, national and regional operators including Bass Pro Shops National Distribution Center, Prime Trucking, Fastenal, Penske, Rush International Trucks, and Crown Forklift. Its current floor plan/layout, clear heights ranging from 12'-26', multiple dock-high doors, an abundance of oversized drive-in doors, and full sprinkler system make it an ideal fit for a wide range of distribution, logistics, and or service users. For a buyer seeking a high-quality, Class-A facility with expansion growth potential, this property stands out as a true unicorn opportunity in the Midwest market. For additional information please contact listing broker(s). Property is shown by appointment only.

PROPERTY HIGHLIGHTS

- Excellent visibility from I-44
- Easy access to Highway 65 and I-44
- Clear Height: 12' - 26'
- Office Area: 24,064± SF
- Warehouse Area: 40,344± SF
- Basement Area: 13,200± SF
- Fuel Storage Building: 3,200± SF
- Includes 6.09± acres of surplus land
- Truck wash

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Additional Photos



Northwest Side of Property



North Side of Property



East Side of Property



East Side of Property

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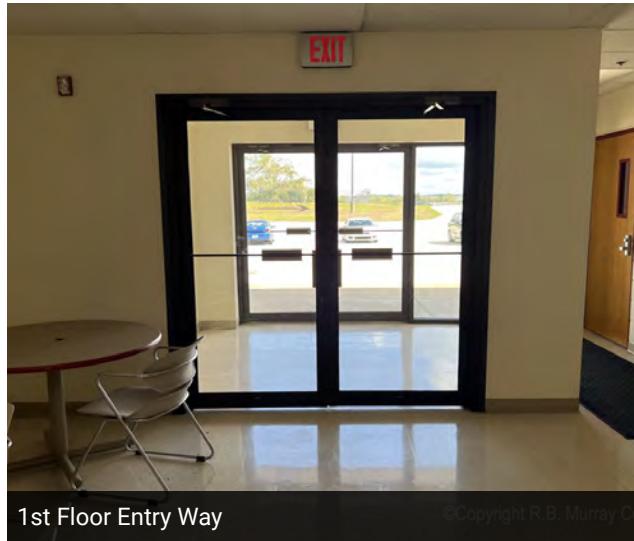
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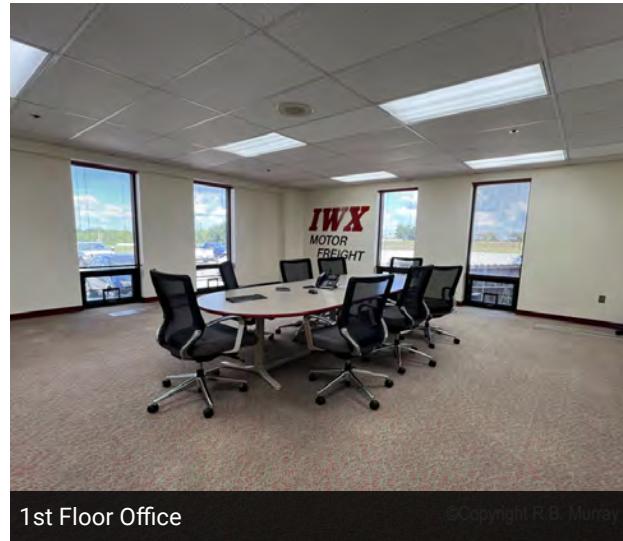
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Additional Photos



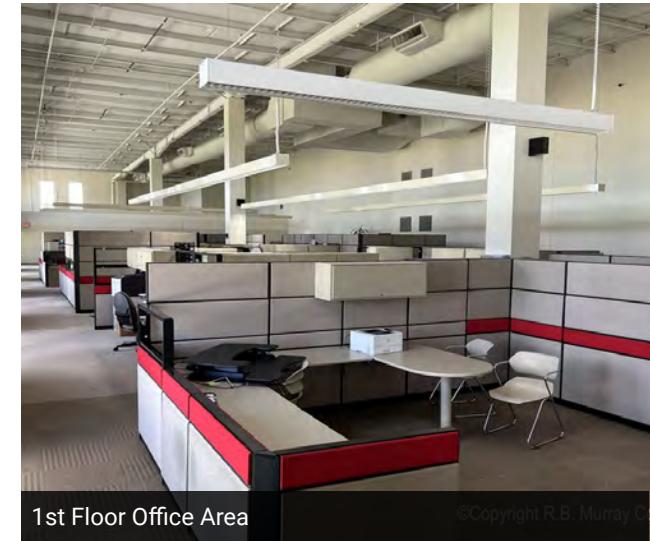
1st Floor Entry Way

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1st Floor Office

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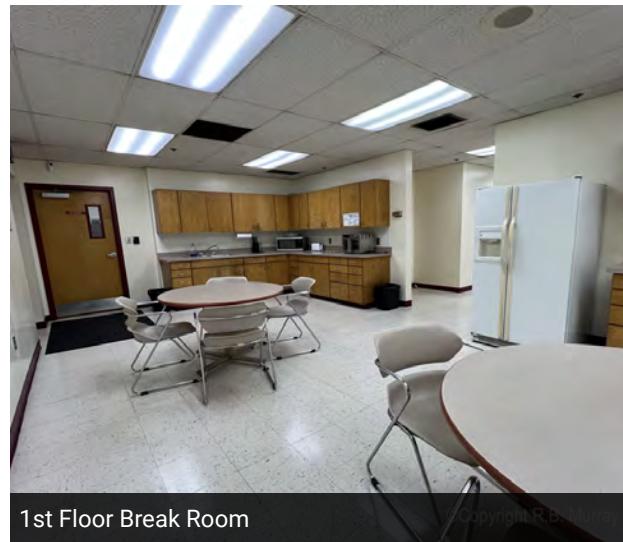
1st Floor Office Area

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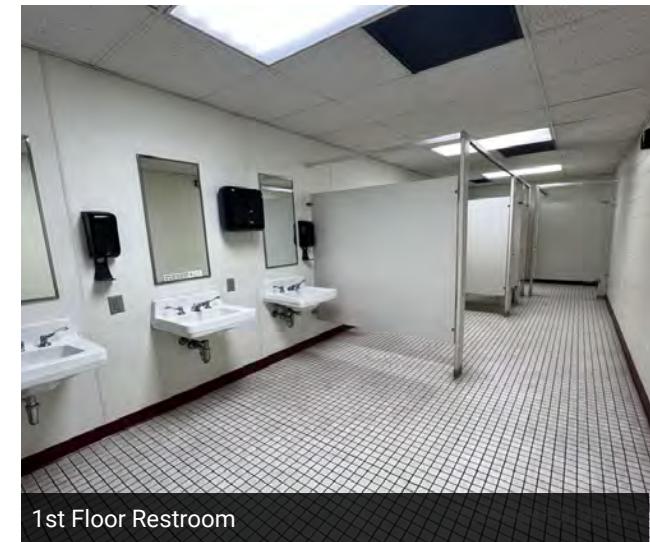
1st Floor Reception

©Copyright R.B. Murray Co.



1st Floor Break Room

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1st Floor Restroom

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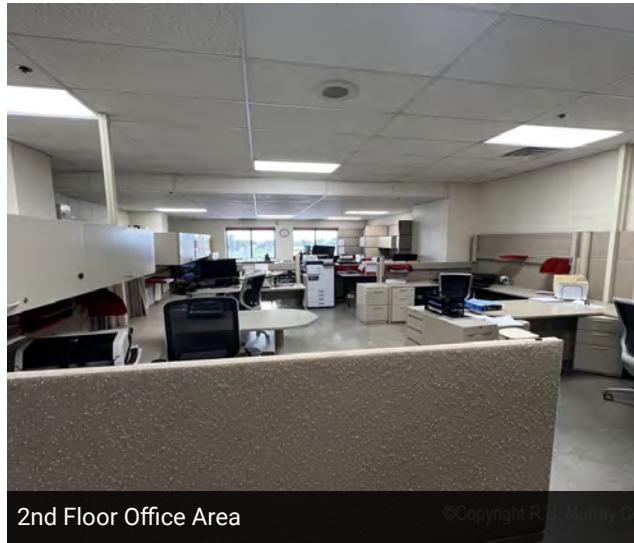
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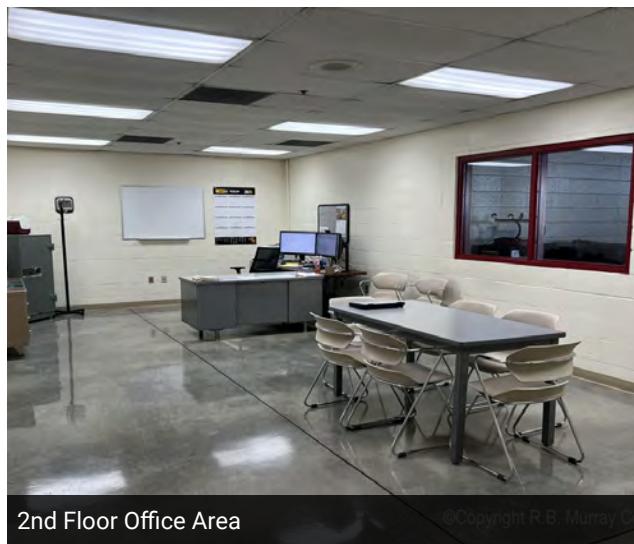
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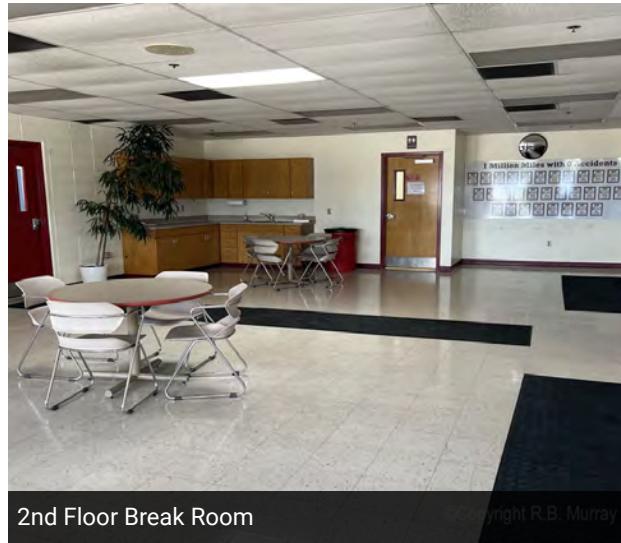
Additional Photos



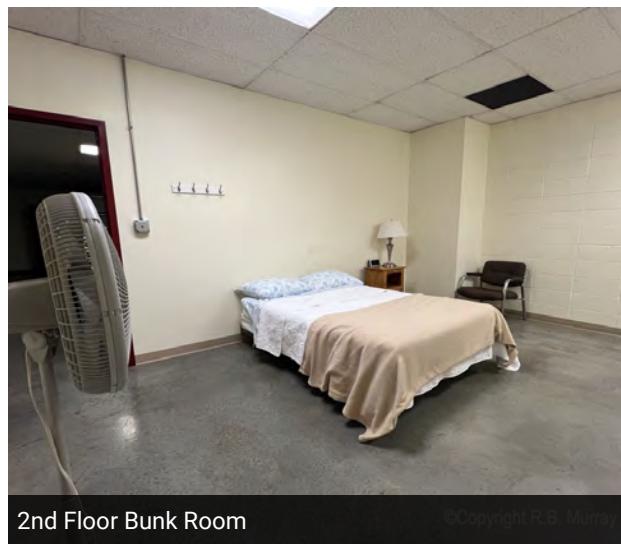
2nd Floor Office Area



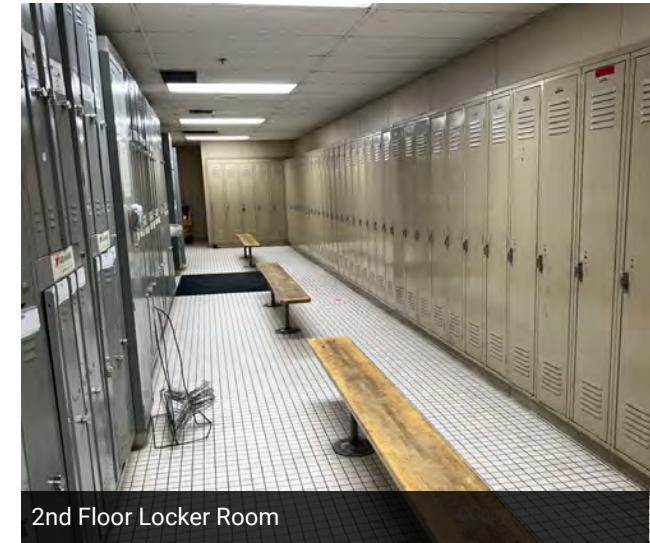
2nd Floor Office Area



2nd Floor Break Room



2nd Floor Bunk Room



2nd Floor Locker Room



2nd Floor Shower Room

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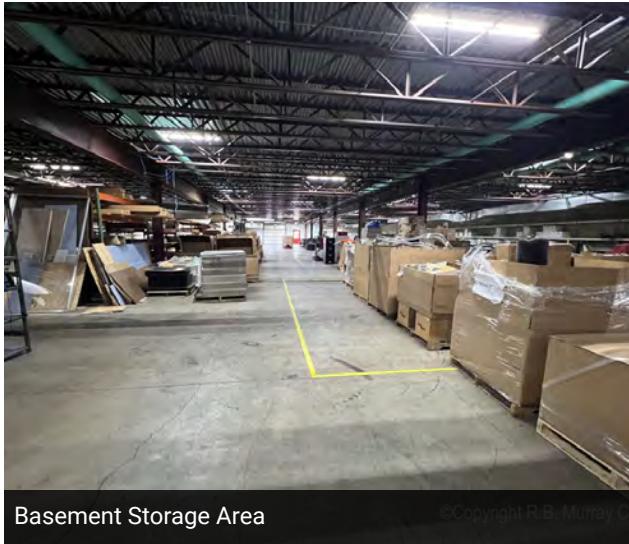
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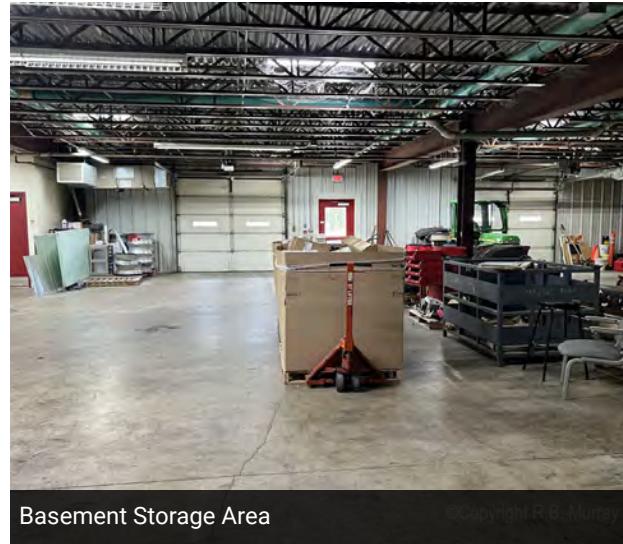
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Additional Photos



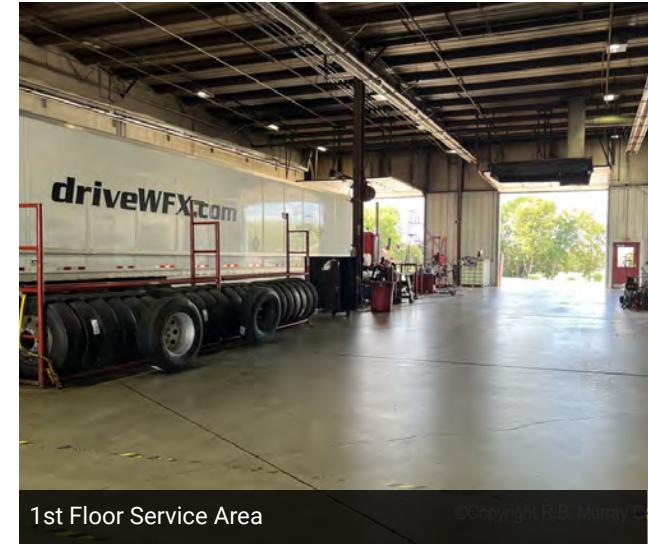
Basement Storage Area

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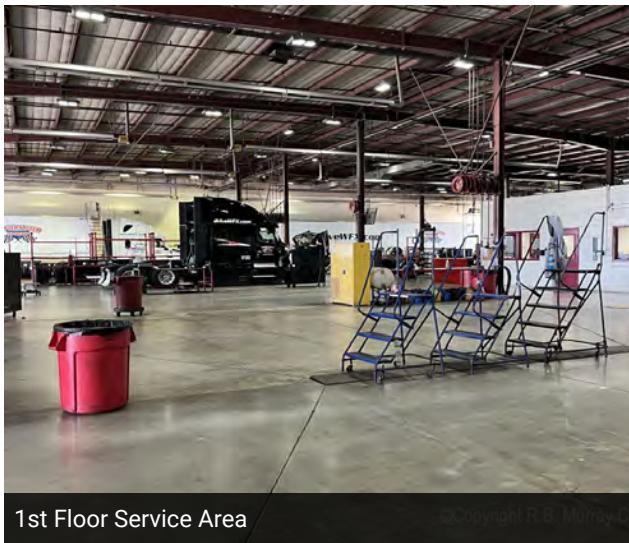
Basement Storage Area

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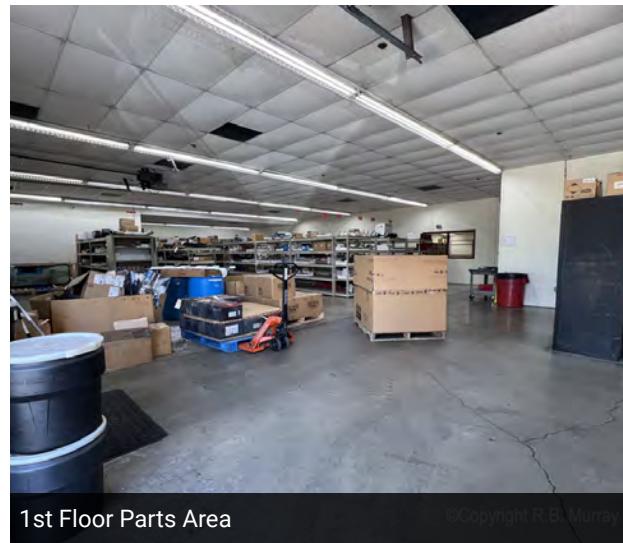
1st Floor Service Area

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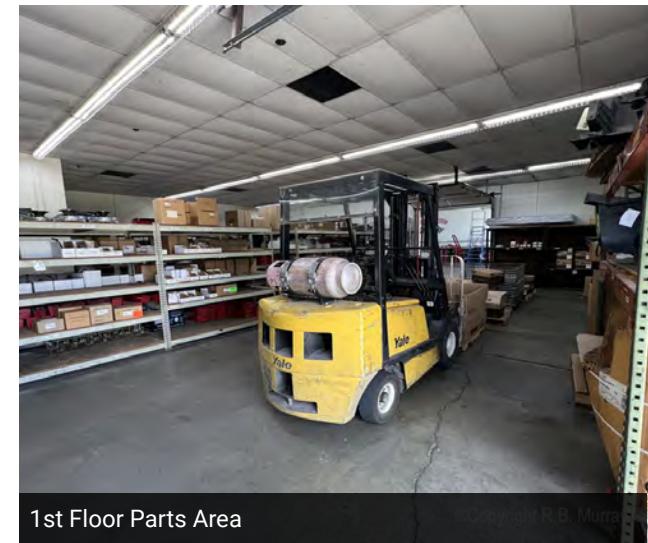
1st Floor Service Area

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1st Floor Parts Area

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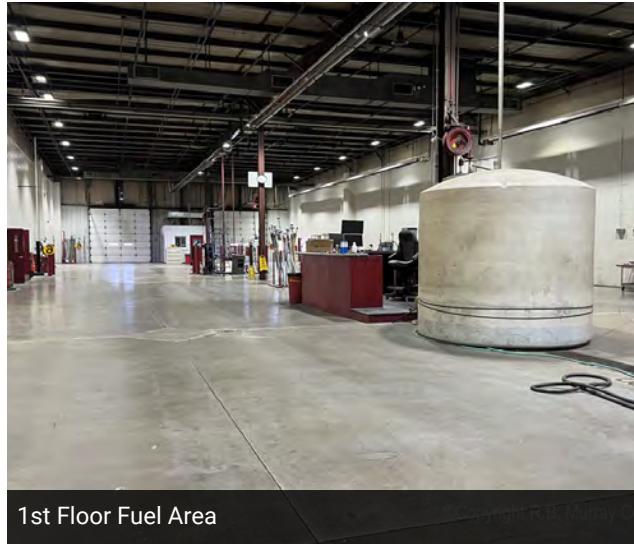
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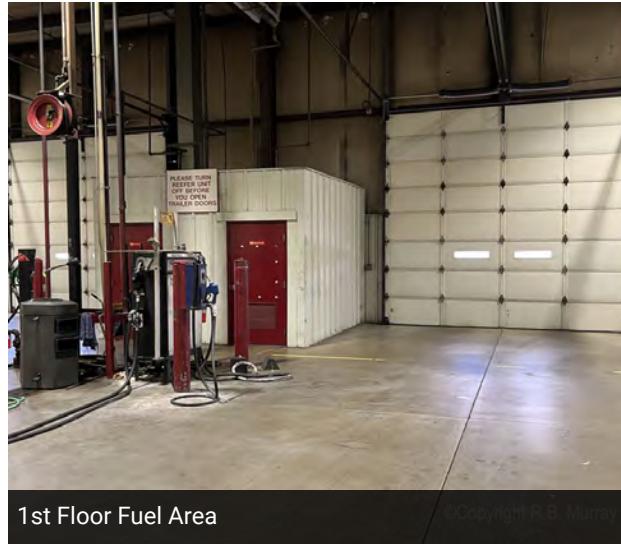
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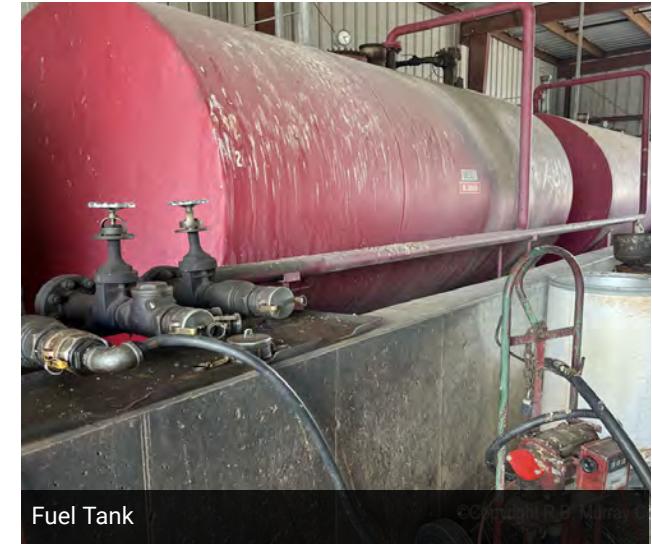
Additional Photos



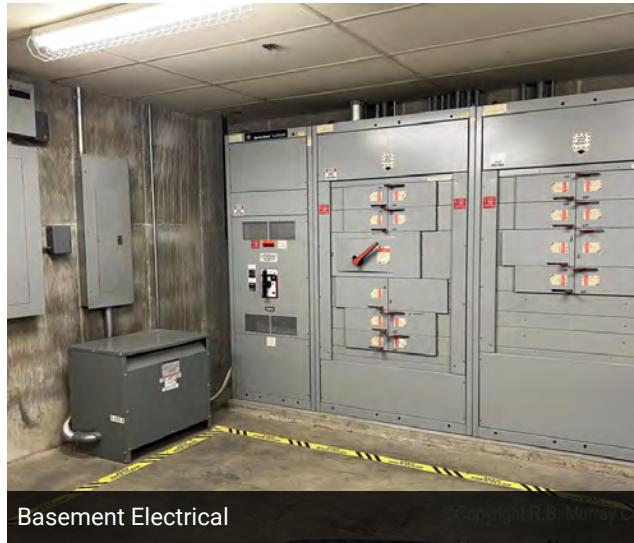
1st Floor Fuel Area



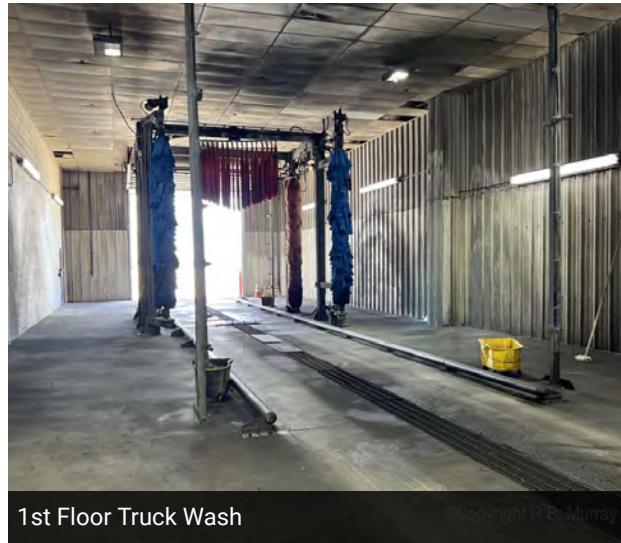
1st Floor Fuel Area



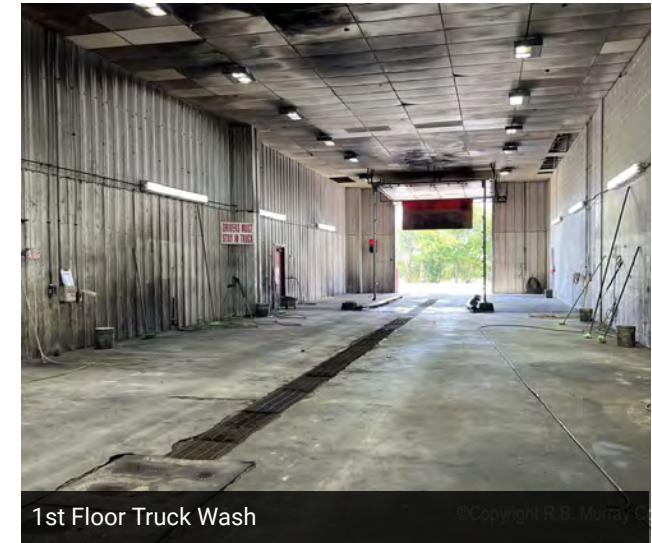
Fuel Tank



Basement Electrical



1st Floor Truck Wash



1st Floor Truck Wash

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Retailer Map



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Aerial



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COMMERCIAL & INDUSTRIAL REAL ESTATE

Springfield Chamber Data - obtained from springfieldregion.com - Q1 2025

EXECUTIVE SUMMARY

SPRINGFIELD MSA
Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

NATIONAL RECOGNITION FOR SPRINGFIELD (MSA)

- Top 5 Cheapest Places to Live in the U.S.
- Top 10 Best Hospitals in Missouri
- Top 15 Best Summer Travel Destinations
- Top 100 Places to Live in the U.S.
- Top 100 Places to Retire in the U.S.

(Sources: U.S. News & World Report (2025); WalletHub (2025))

WELL-KNOWN COMPANIES

• 3M	• Kraft Heinz Company
• Bass Pro Shops	• O'Reilly Auto Parts
• Forvis Mazars	• Paul Mueller Company
• Dairy Farmers of America	• Springfield Remanufacturing Corp.
• Expedia, Inc.	• Remanufacturing Corp.
• Jack Henry & Associates	• T-Mobile
• JPMorgan Chase	

EMPLOYMENT

3.8% Current Unemployment Rate for Springfield Metro

UNEMPLOYMENT RATE | SPRINGFIELD MSA

Source: JobSEQ (2024)



Springfield Chamber Data - obtained from springfieldregion.com - Q1 2025

MAJOR EMPLOYERS

LARGEST EMPLOYERS	# EMPLOYED
CoxHealth	13,297
Mercy Springfield Communities	9,238
State of Missouri	6,298
Walmart & Sam's Club	5,960
United States Government	3,946
Springfield Public Schools	3,735
Bass Pro Shops White River Marine Group	3,492
O'Reilly Auto Parts	2,305
Citizens Memorial Healthcare	2,258
Missouri State University	2,099
City of Springfield	1,906
SRC Holdings	1,900
Burrell Behavioral Health	1,872
Ozarks Tech	1,610
EFCO	1,600
Jack Henry & Associates, Inc.	1,412
Prime Inc.	1,405
Amazon	1,400
Pyramid Foods	1,350
Greene County	1,110
Lowe's	1,031
The Arc of the Ozarks, Inc.	1,030
Kraft Heinz Company	997
Ozark R-VI School District	960
City Utilities	953

[Source: CCM Economics, LLC (2024)]

30%

Top 25 largest employers account for one-third of the total jobs in the Springfield metro area.

95%

Percentage of businesses that have fewer than 50 employees in the Springfield metro area.

[Source: U.S. Census Bureau (2022)]



COLLEGES & UNIVERSITIES

SPRINGFIELD METRO AREA	STUDENTS
Springfield Metro Area Total	43,738
Missouri State University	23,418
Ozarks Tech	11,036
Evangel University	2,157
Southwest Baptist University	2,155
Drury University	1,596
Cox College	795
Misson University	377
Midwest Technical Institute	335
Bryan University	159
Boliver Technical College	144

[Source: IPEDS College Data 2023-2024]

HEALTHCARE

HOSPITAL	BEDS
Mercy Springfield Communities	866
Cox Medical Center South	706
Lakeland Behavioral Health System	100
Meyer Orthopedic & Rehabilitation Hospital	86
Cox Medical Center North	75
Mercy Rehabilitation Hospital Springfield	60
Select Specialty Hospital	60
Mercy Orthopedic Hospital Springfield	48
Perimeter Behavioral Hospital of Springfield	32

[Source: Missouri Department of Health and Senior Services (2025)]

SPRINGFIELD PUBLIC SCHOOL SYSTEM

K-12 Enrollment	23,899
PK Enrollment	1,098
Expenditures Per Pupil	\$13,499
Students Per Classroom Teacher	17:1
Four-Year Graduation Rate	97.7%

[Source: Missouri Department of Elementary and Secondary Education 2023-2024]

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

EST. 1909

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Springfield, MO 65809

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F 417.882.0541
ross@rbmurray.com
MO #2004035357

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 Executives Partnership, Broken Bow Country Club, Springfield Area Chamber of Commerce