



INDUSTRIAL PROPERTY FOR LEASE

INDUSTRIAL PROPERTY FOR SUBLEASE | 2160 N BURTON AVE, SPRINGFIELD, MO 65803

- Sublease opportunity
- Located in North Springfield
- Adjacent to Bass Pro Shops National Distribution Center
- Zoned HM - Heavy Manufacturing
- Existing lease expires June 30, 2027
- Fully updated office
- 8 G/L doors
- Fenced-in large drop lot
- Floor drains in shop
- Air compressor lines in shop area

EST. 1909

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

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

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

Executive Summary



PROPERTY SUMMARY

Available SF:	13,000± SF
Taxes:	\$23,456.48 (2024)
Lease Rate:	Contact listing agent for lease rate.
Lot Size:	11.0± Acres
Year Built:	2005
Zoning:	HM - Heavy Manufacturing

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

PROPERTY OVERVIEW

Now available for sublease, this industrial property in North Springfield, is conveniently located near I-44 and Hwy 65. Located adjacent to the Bass Pro Shops National Distribution Center, other neighboring businesses include: Killian Construction Company, Coca-Cola, Pepsi, Fabick Cat, Loren Cook Company, and United Rentals. The property is zoned HM - Heavy Manufacturing and has two buildings. The office building has a mix of open areas, conference room, and private offices, as well as a break room/kitchen. The industrial/warehouse building has eight grade level doors. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Located adjacent to Bass Pro Shops National Distribution Center
- 8 G/L Doors
- Zoned HM - Heavy Manufacturing
- Existing lease expires June 30, 2027
- Floor drain in shop area
- Air compressor lines in shop
- Contact listing agent for lease rate

EST. 1909

INDUSTRIAL
PROPERTY
FOR SUBLEASE

INDUSTRIAL PROPERTY FOR SUBLEASE
2160 N BURTON AVE, SPRINGFIELD, MO 65803

100 Years
SINCE 1909

Additional Photos

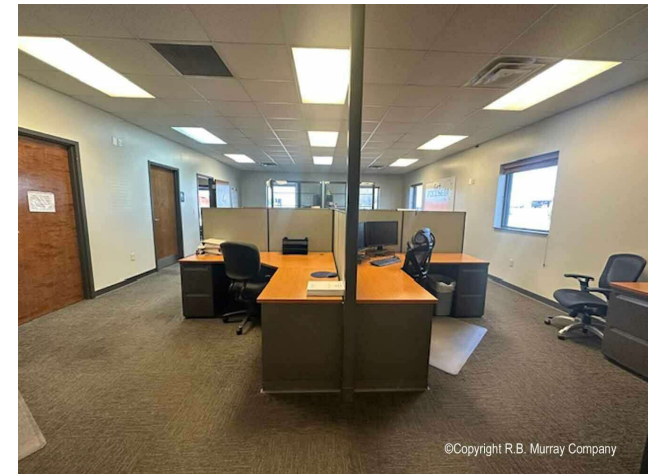
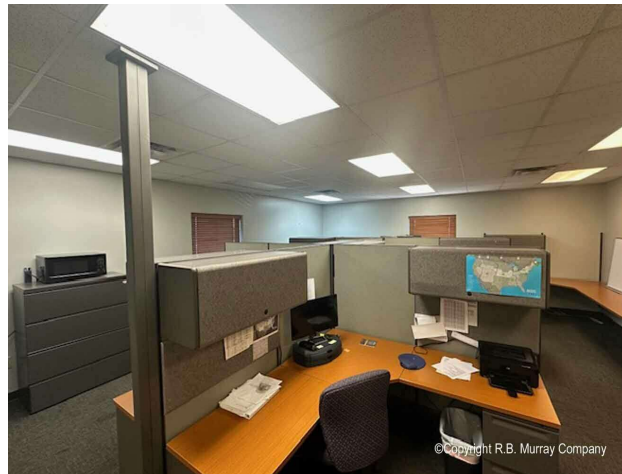
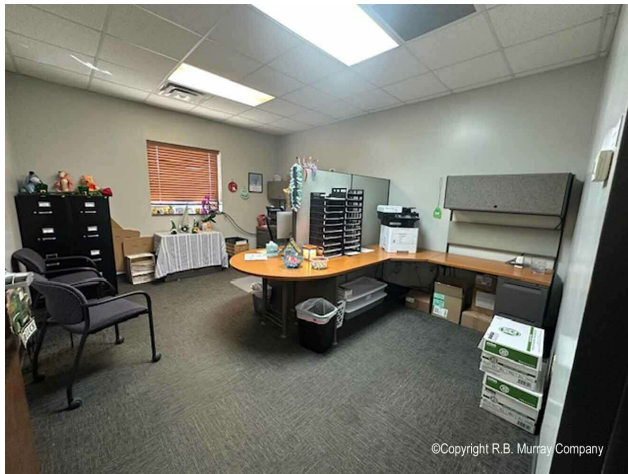


INDUSTRIAL
PROPERTY
FOR SUBLEASE

INDUSTRIAL PROPERTY FOR SUBLEASE
2160 N BURTON AVE, SPRINGFIELD, MO 65803

100 Years
SINCE 1909

Additional Photos

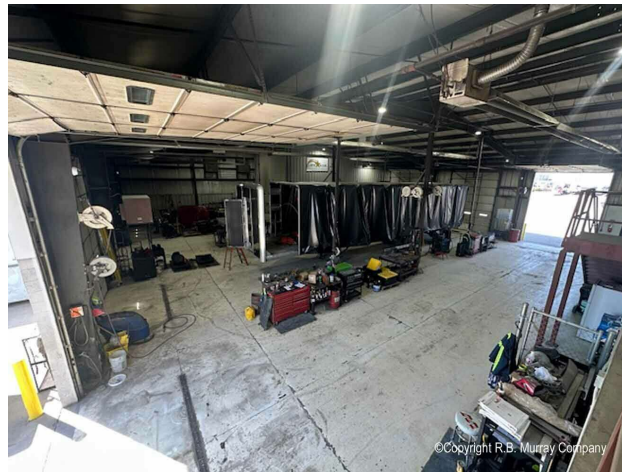
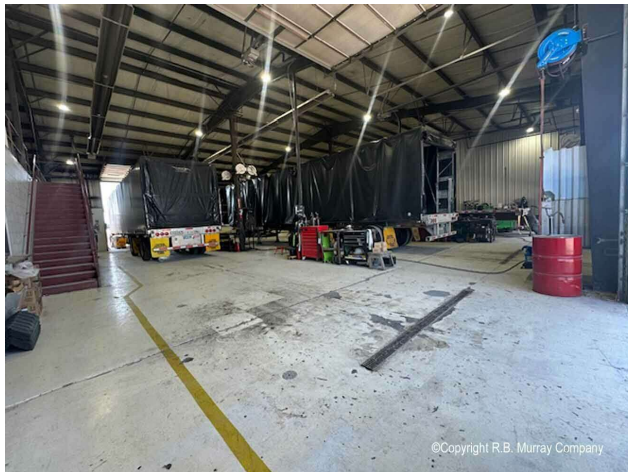
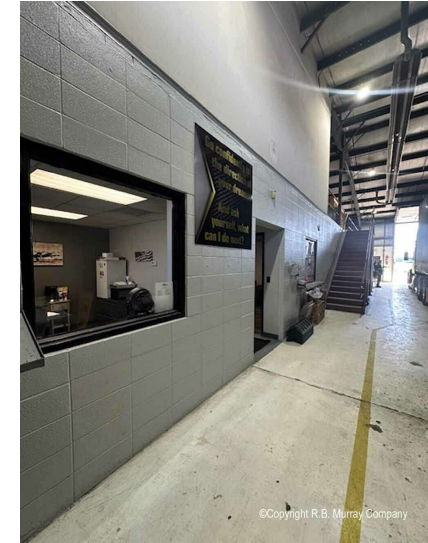
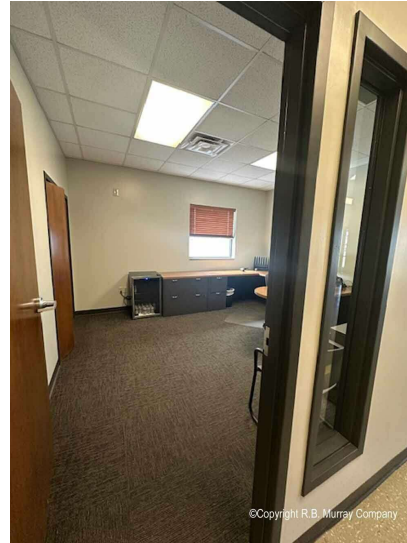


INDUSTRIAL
PROPERTY
FOR SUBLEASE

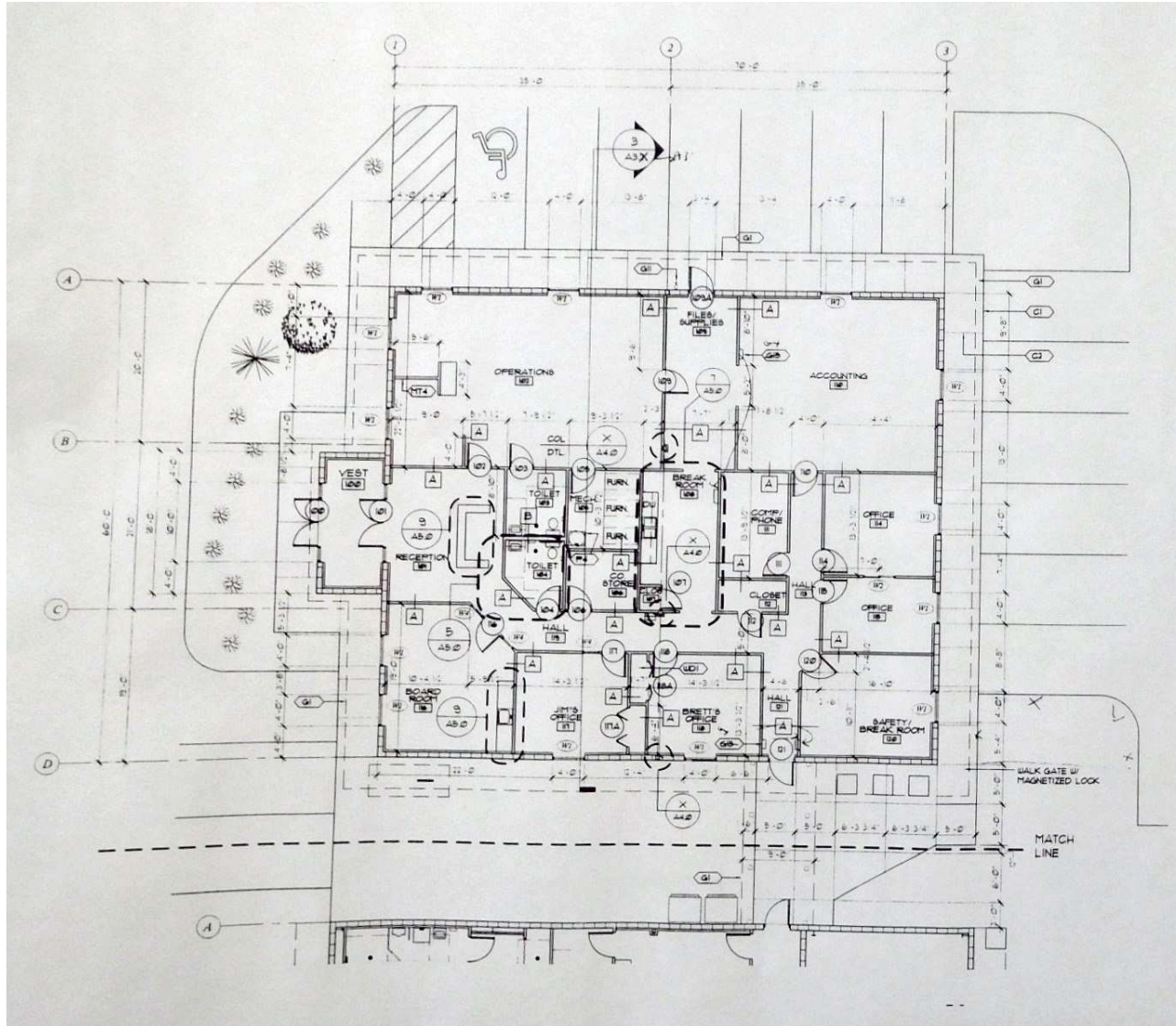
INDUSTRIAL PROPERTY FOR SUBLEASE 2160 N BURTON AVE, SPRINGFIELD, MO 65803

100 Years
SINCE 1909

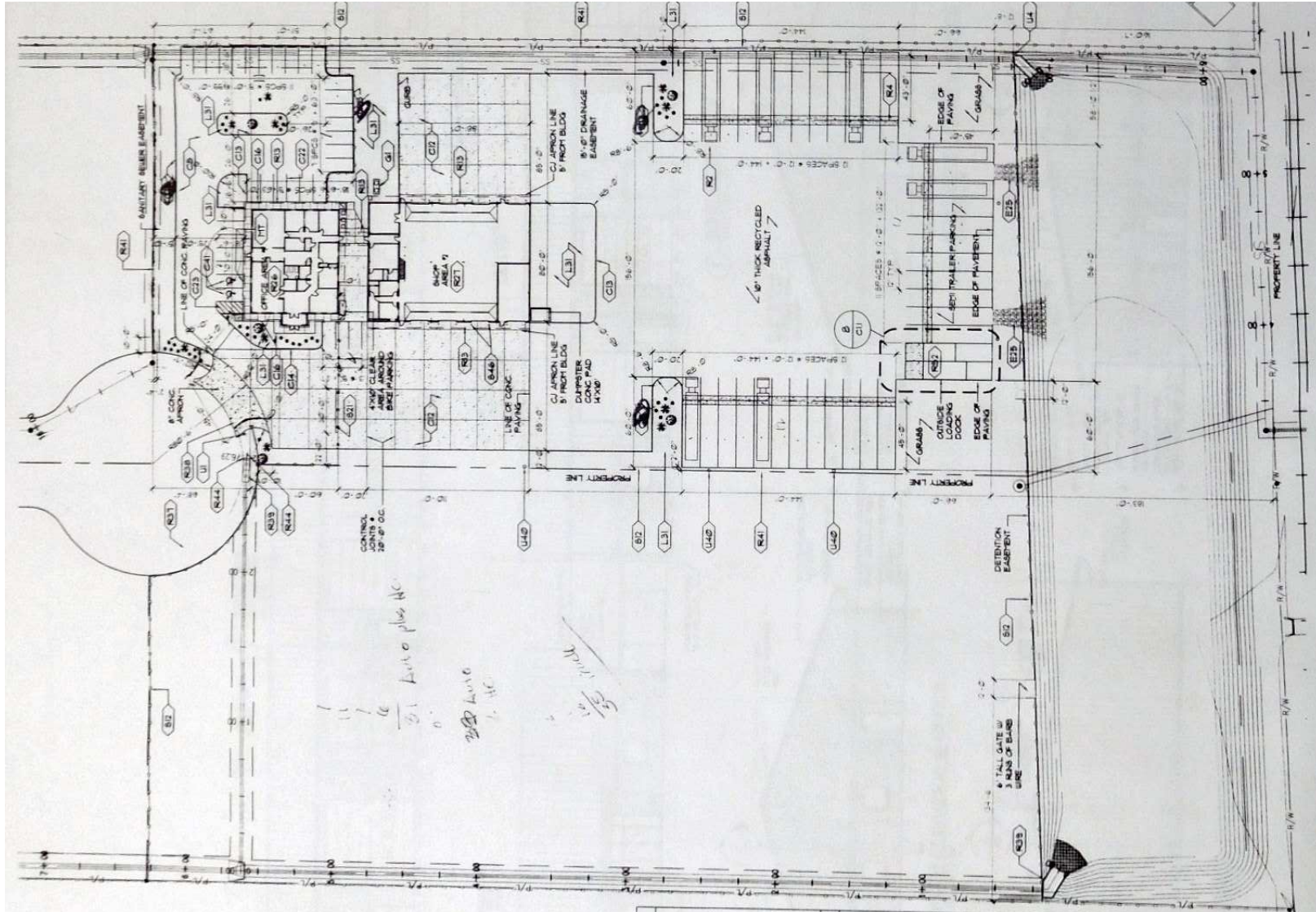
Additional Photos



Floor Plans



Site Plans



INDUSTRIAL
PROPERTY
FOR SUBLEASE

INDUSTRIAL PROPERTY FOR SUBLEASE
2160 N BURTON AVE, SPRINGFIELD, MO 65803

100 Years
SINCE 1909

Aerial



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

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

INDUSTRIAL
PROPERTY
FOR SUBLEASE

INDUSTRIAL PROPERTY FOR SUBLEASE 2160 N BURTON AVE, SPRINGFIELD, MO 65803

100 Years
SINCE 1909

Aerial



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

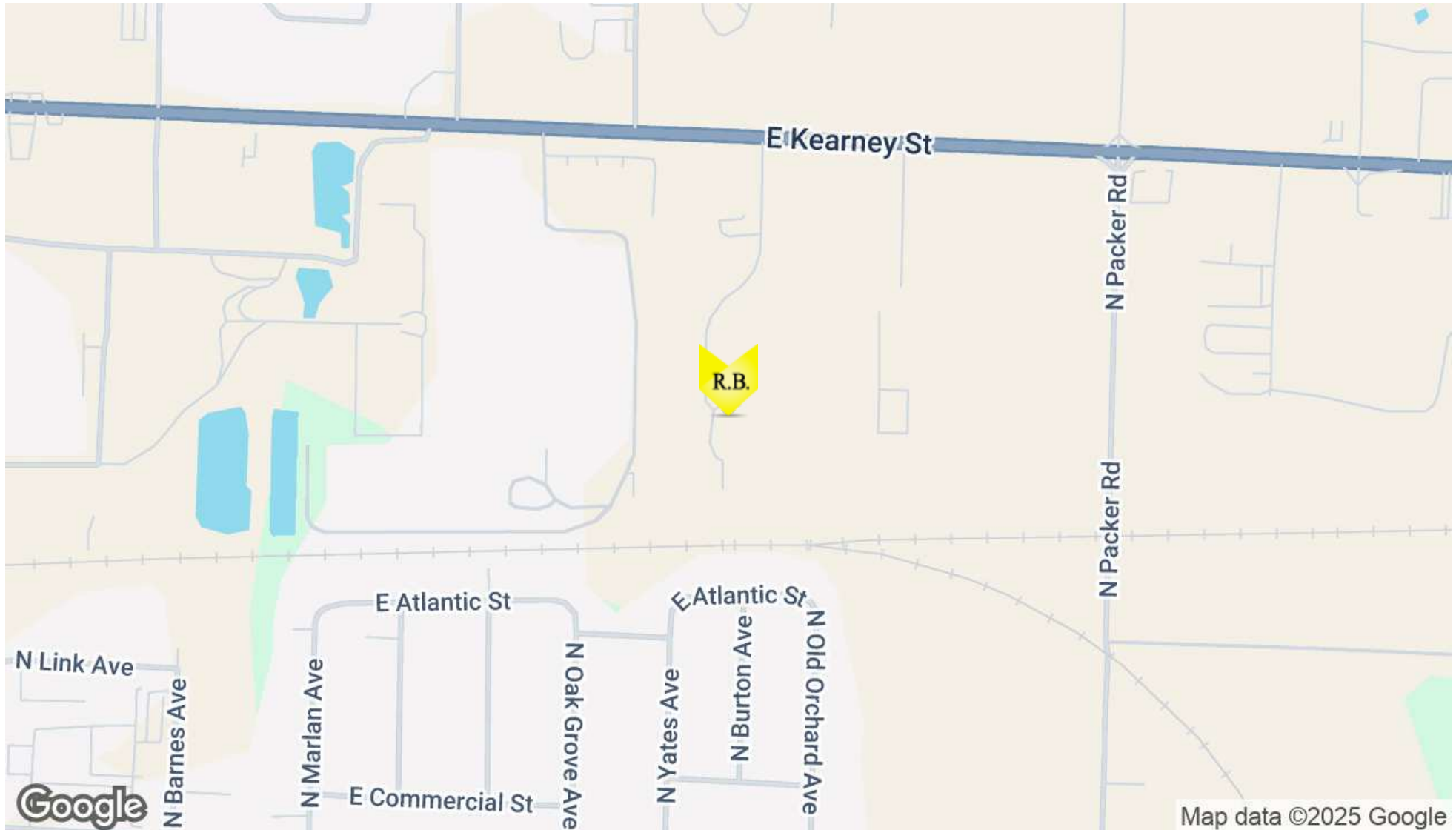
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

INDUSTRIAL
PROPERTY
FOR SUBLEASE

INDUSTRIAL PROPERTY FOR SUBLEASE
2160 N BURTON AVE, SPRINGFIELD, MO 65803



Location Map



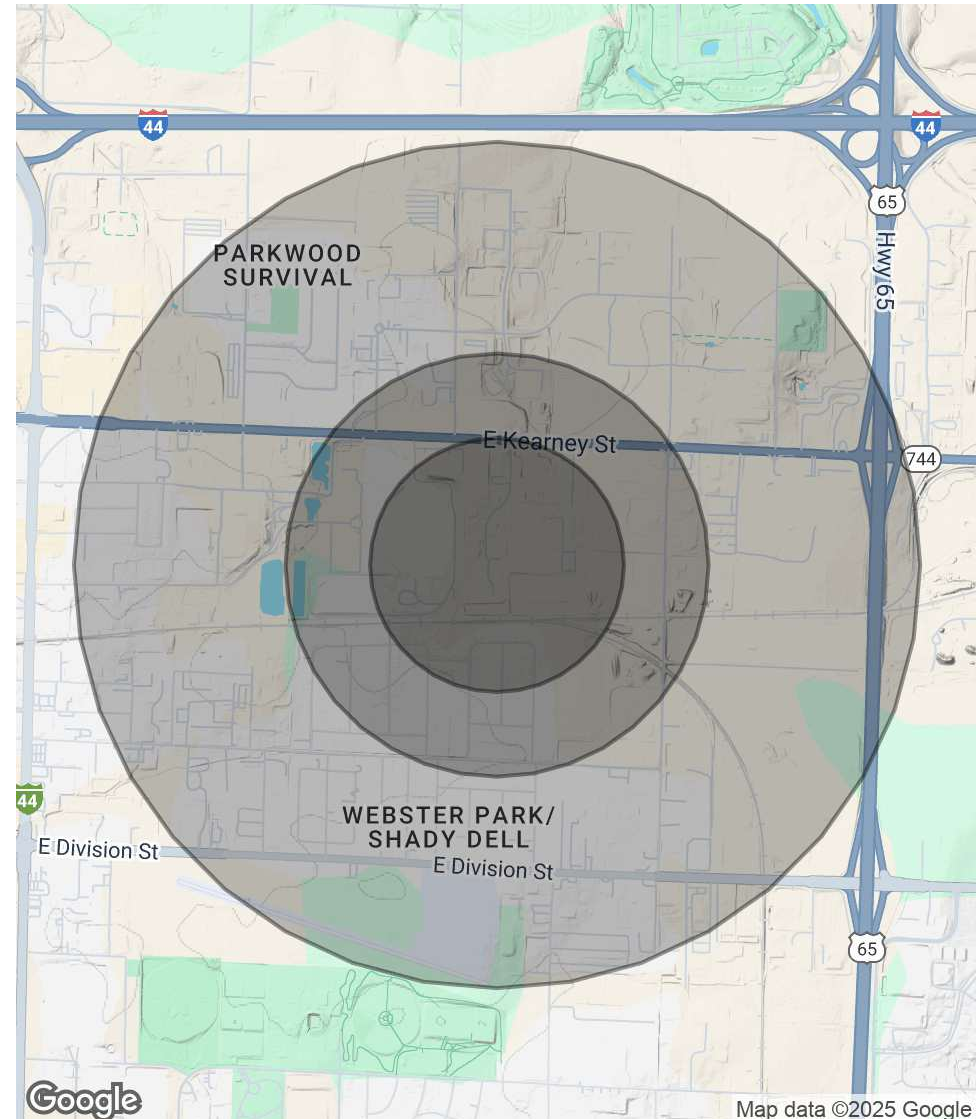
Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	137	498	2,694
Average Age	39	39	38
Average Age (Male)	39	39	38
Average Age (Female)	40	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	58	214	1,224
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$49,099	\$49,262	\$54,574
Average House Value	\$113,272	\$113,993	\$148,278

Demographics data derived from AlphaMap



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
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.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)