



INDUSTRIAL PROPERTY FOR SALE/LEASE

INDUSTRIAL BUILDING FOR SALE OR LEASE | 820 N CEDARBROOK AVE, SPRINGFIELD, MO 65802

- Full masonry, split-faced block construction
- Heavy electrical service suitable for manufacturing or industrial use
- Fully sprinklered throughout the building
- Automated entry and exit doors for both warehouse and office areas
- Two-thirds of the roof recently replaced with a TPO membrane roof system
- Office furniture and furnishings may be available if desired by the buyer
- Building is ready for immediate occupancy
- Shown by appointment only

EST. 1909

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

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

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

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$4,477,440
Taxes:	\$28,897.77 (2025)
Rent Rate:	\$8.75 PSF (NNN)
Lot Size:	2.23 Acres
Building Size:	40,704 SF
Electrical:	480-277 Volt 1,800 Amps #1 Distribution 120-208 3-phase 4 wire 880 Amps #2 Distribution
Doors:	Dock: 2; UPS Dock: 1 G/L: 1 (14'x14')
Ceiling Heights:	18' - 20'±
Year Built:	1970 / Addition: 2000
Parking:	35 spaces±
Zoning:	GM - General Manufacturing

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

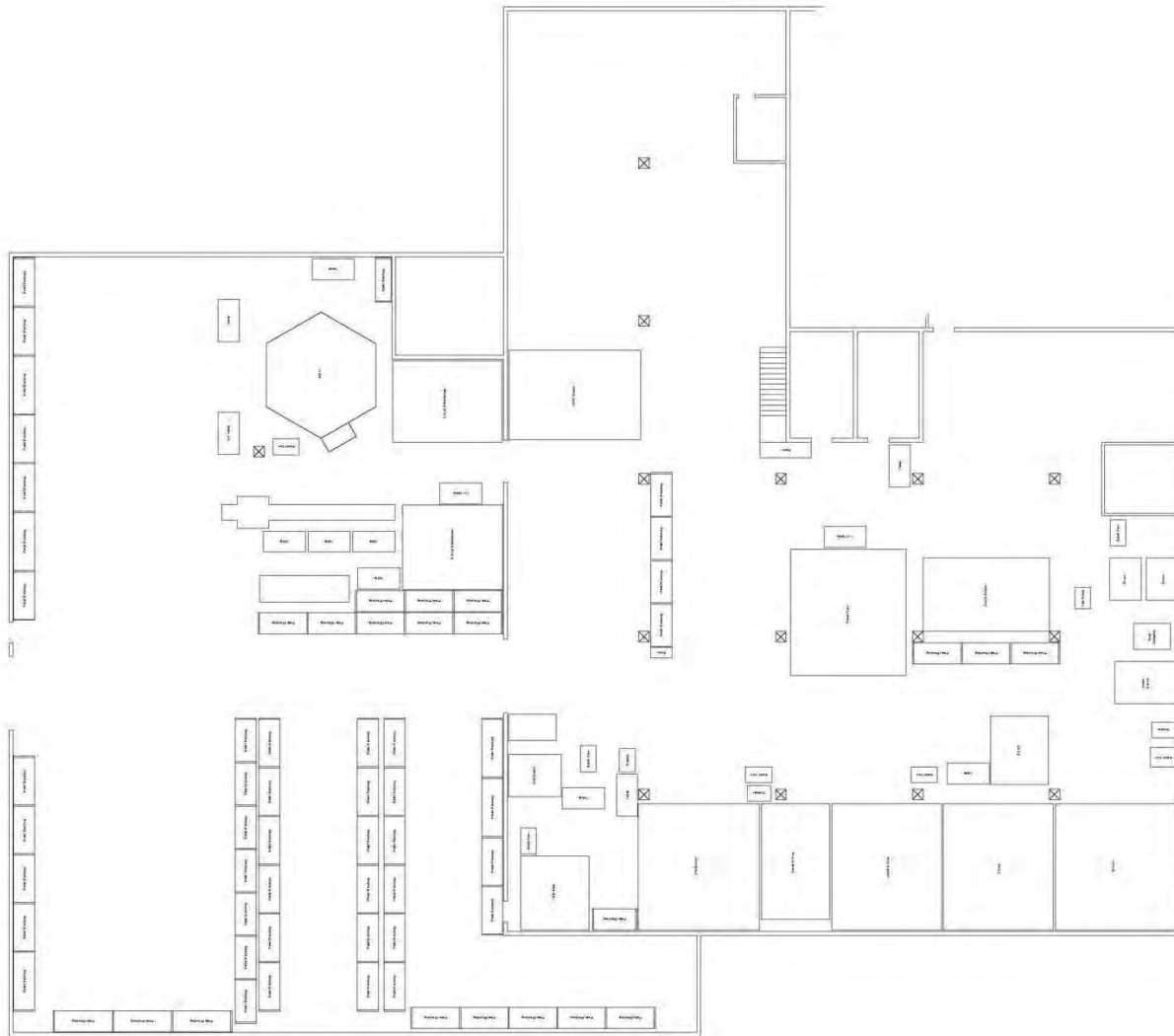
PROPERTY OVERVIEW

Now offered for sale or lease is a high-quality light manufacturing and distribution facility located in the highly desirable southeastern Springfield, MO trade area. The property sits on approximately 2.24 acres and features a full masonry split-face block building totaling 41,000 SF, comprising roughly 6,000 SF finished office space and 35,000 square feet warehouse/manufacturing area. The property is zoned General Manufacturing, one of Springfield's most sought-after industrial zoning classifications, allowing for a wide range of manufacturing, warehousing, and distribution uses. The building is equipped with heavy electrical service, three dock-high doors, and one oversized grade-level door, providing loading flexibility. The facility is fully sprinklered and includes compressed air lines throughout the warehouse area. A recent remodel of the office areas features modern finishes, new restrooms, and upgraded systems, creating a professional and efficient environment for both administrative and production staff. Recent capital improvements include a new TPO roof system over two-thirds of the building, enhancing long-term durability and efficiency. The property also features automated entry and exit doors to both the warehouse and office areas, improving operational flow and security. Contact listing broker for additional details or to schedule a private tour. Office furniture and furnishings may also be available for purchase if desired by buyer.

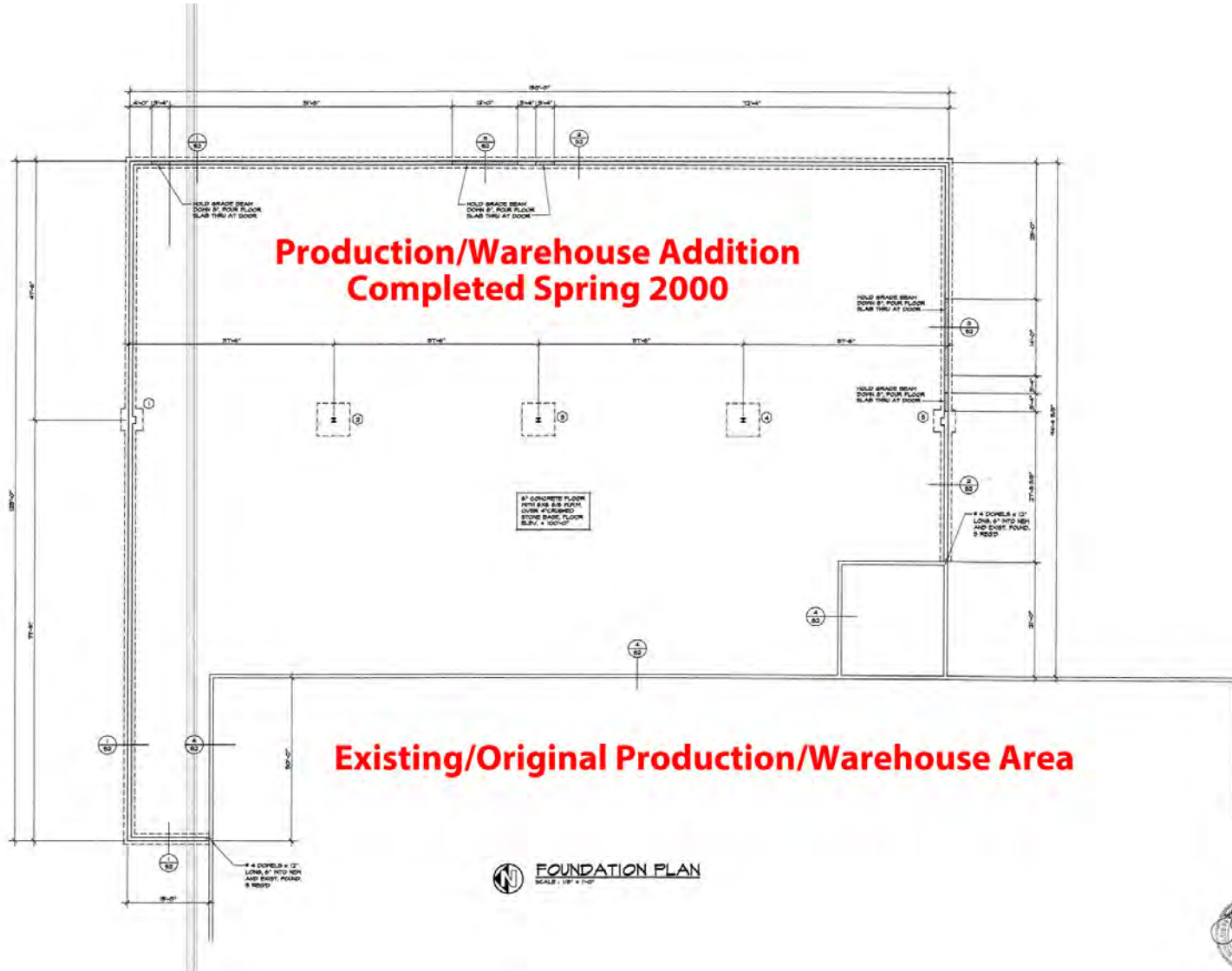
PROPERTY HIGHLIGHTS

- Zoned GM, one of Springfield's most sought-after industrial zoning classifications, allowing a wide range of uses.
- Full masonry, split-faced block construction providing long-term durability & low maintenance.
- Approximately 6,000 SF of newly remodeled office space with modern finishes & upgraded systems.
- Approximately 35,000 SF of open warehouse/manufacturing area with air lines throughout.
- Heavy electrical service suitable for manufacturing or industrial use.
- Two dock-high doors, one UPS dock door, and one oversized grade-level door for efficient loading & distribution.
- Fully sprinklered throughout the building.
- Automated entry and exit doors for both warehouse and office areas.
- Two-thirds of the roof recently replaced with a TPO membrane roof system.
- 2.24 acre paved site offering ample parking and yard space.
- Office furniture and furnishings may be available if desired by the buyer.
- Building is available for immediate occupancy.
- Shown by appointment only.

Warehouse Plans



Spring 2000 Addition



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Additional Photos



Southeast Looking Northwest



Top Looking Down



West Side Looking East



South Side Looking North

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South Side Looking North



East Side Looking West



North Side Looking South



West Side Looking East

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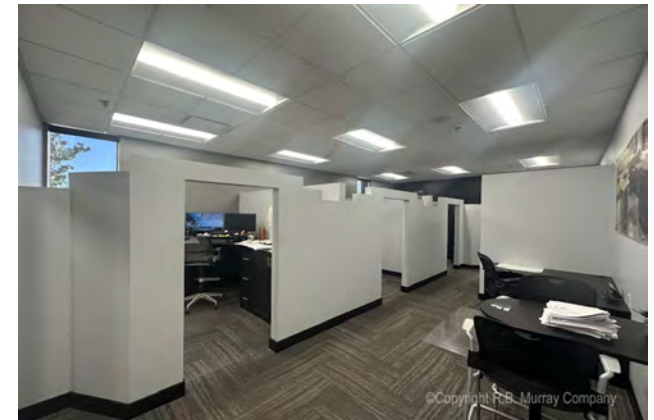
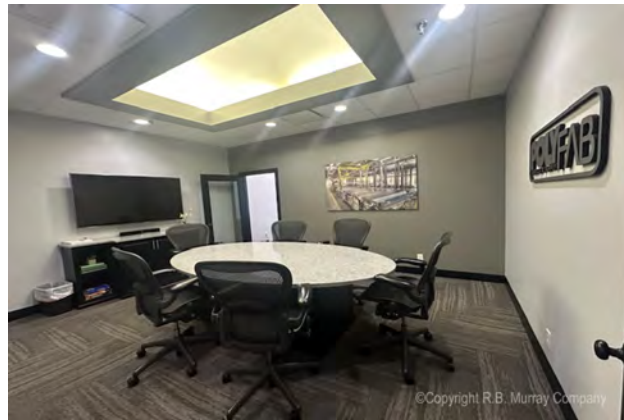
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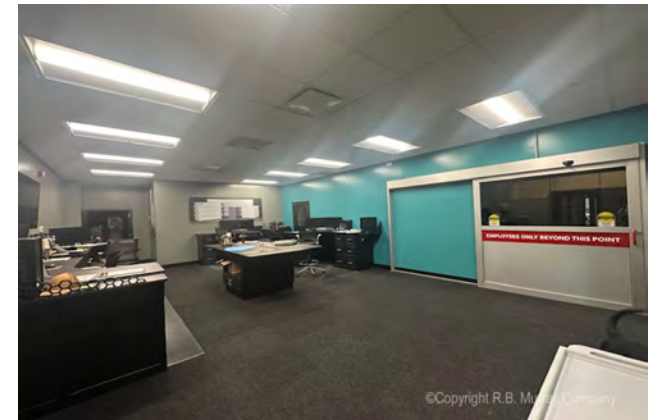
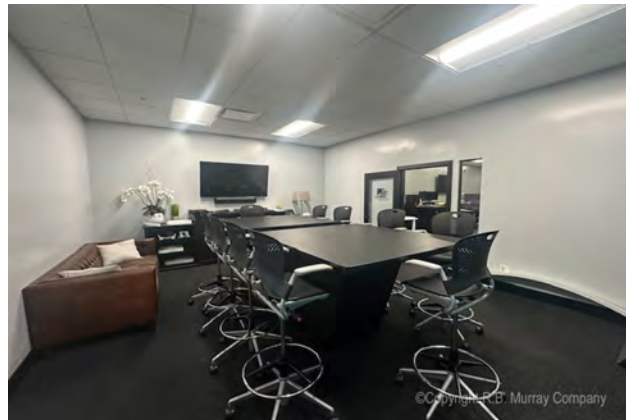
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Aerial



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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 (#15A)

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

POPULATION

491,053
Current Springfield Metro Area Population

9%
Metro Area Overall 10-Year Population Growth

POPULATION | SPRINGFIELD MSA

Year	Population
2013	441,030
2014	444,728
2015	448,437
2016	452,146
2017	455,855
2018	459,564
2019	463,273
2020	466,982
2021	470,691
2022	474,400
2023	478,109

170,188 Springfield City Limits

650,600 **Springfield Region

1,061,783 Springfield's Economic Area

[Source: JobsEQ (2023); U.S. Census Bureau (2023)]

** (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis Includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclede, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton.)*

*** (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)*



WORKFORCE

246,544
Current Springfield Metro Area Workforce

7%
Workforce 10-Year Growth Rate

AVERAGE EMPLOYMENT SECTOR

Sector	Employment
Manufacturing	16,000
Construction & Mining	11,000
Trade, Transportation & Utilities	44,400
Retail Trade	39,900
Information	3,100
Financial Activities	13,600
Professional & Business Services	26,000
Education & Health Services	41,300
Leisure & Hospitality	25,900
Other Services	10,900
Government	10,400

[Source: Bureau of Labor Statistics (2024); JobsEQ (2024)]

EMPLOYMENT

3.8% Current Unemployment Rate for Springfield Metro

UNEMPLOYMENT RATE | SPRINGFIELD MSA

Year	Unemployment Rate
2014	5.2%
2015	4.5%
2016	4.0%
2017	3.2%
2018	2.7%
2019	2.8%
2020	5.3%
2021	3.2%
2022	2.2%
2023	2.6%
2024	3.2%

[Source: JobsEQ (2024)]

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

MAJOR EMPLOYERS	
LARGEST EMPLOYERS	# EMPLOYED
Cox Health	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
Mission 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)]

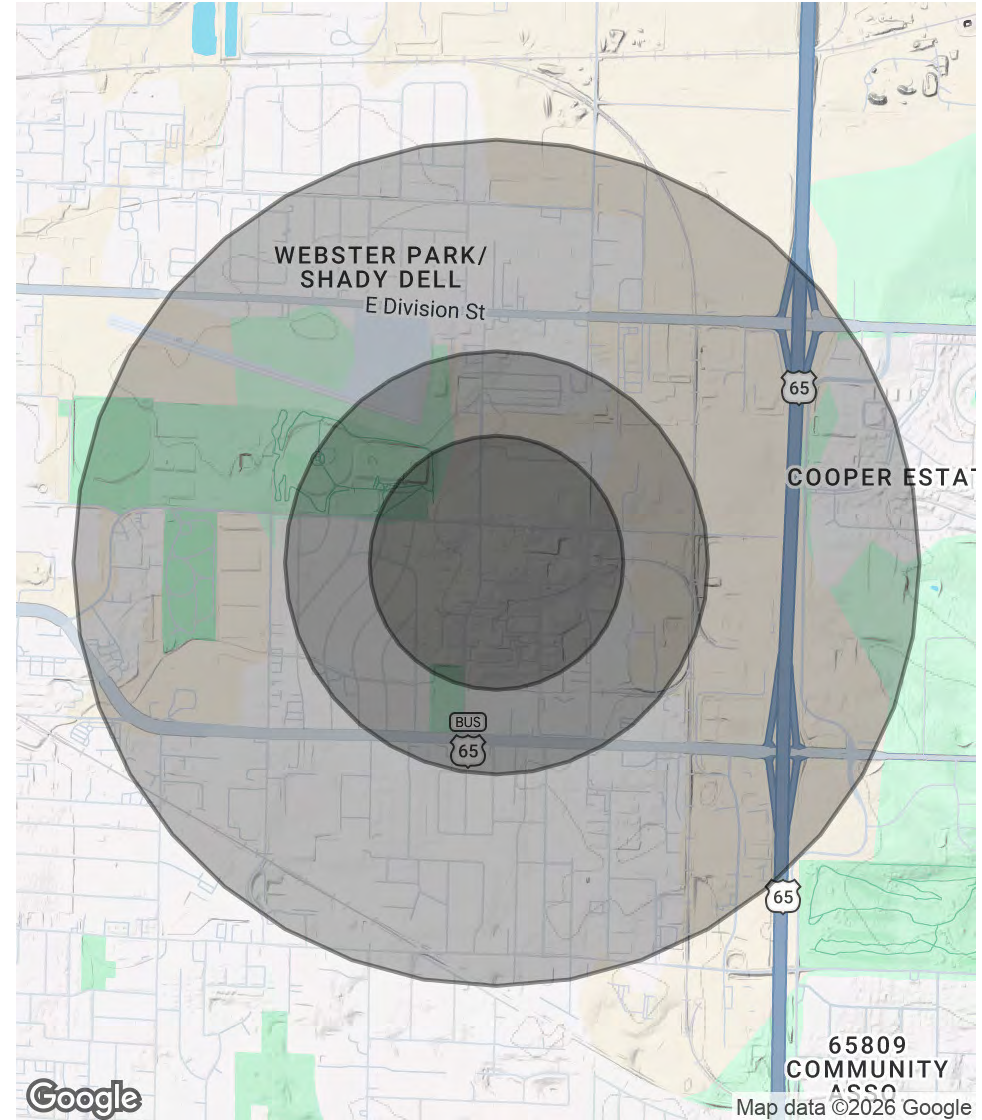
SPRINGFIELD PUBLIC SCHOOL SYSTEM	
K-12 Enrollment	23,899
PK Enrollment	1,098
Expenditures Per Pupil	\$13,499
Students Per Classroom Teacher	17:1
Four-Year Graduation Rate	97.7%

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

Demographics Map & Report

	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	549	1,714	4,400
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	40	39	40
HOUSEHOLDS & INCOME			
Total Households	249	763	1,941
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$57,655	\$59,154	\$61,163
Average House Value	\$210,236	\$211,643	\$203,095

2020 American Community Survey (ACS)



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 Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

Memberships & Affiliations

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

Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



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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