SVN
RANKIN COMPANY, LLC

LEASE

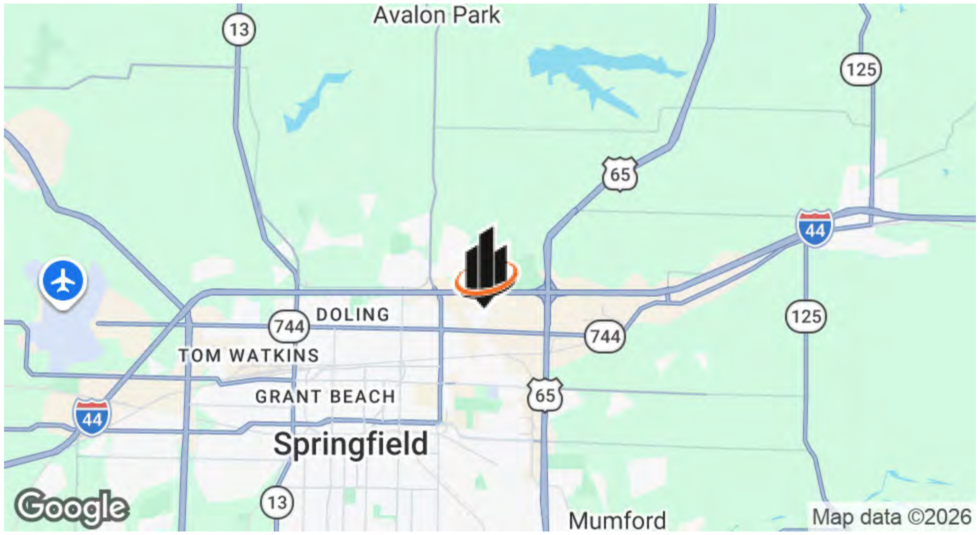
3,392 SF Office/Warehouse with Dock Access

2465 E JEAN STREET
Springfield, MO 65803

PRESENTED BY:

JACK RANKIN
Phone: 417.860.9951
jack.rankin@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	$13.26/SF/YR NNN
BUILDING SIZE:	3,392 SF
OVERHEAD DOORS:	2
POWER:	Three-Phase
CEILING HEIGHT:	18 ft
ZONING:	General Manufacturing

PROPERTY OVERVIEW

Thank you for viewing this 3,392 SF industrial building for lease, located at 2465 E Jean Street in Springfield Missouri. Near the intersection of Neergard and Kearney and directly west of North Creek Business Park, this building sits in one of the most sought-after industrial areas in the city of Springfield. The building features a large reception/office area, restroom, and mezzanine. The warehouse features two 14ft grade level doors. One has dock access and is equipped with a leveling system. The office has Full HVAC with heating available in the warehouse. Three phase power is available. Please contact the listing agent to schedule a showing or for additional information. Thank you.

LOCATION OVERVIEW

Near the intersection of Neergard and Kearney and directly west of North Creek Business Park, this building sits in one of the most sought-after industrial areas in the city of Springfield. Neighboring businesses include Crown Lift Trucks, PrimeSource Building Products, McLane, Fastenal, Sun Solar, United Rentals, Killian Construction, Bass Pro Base Camp and more.

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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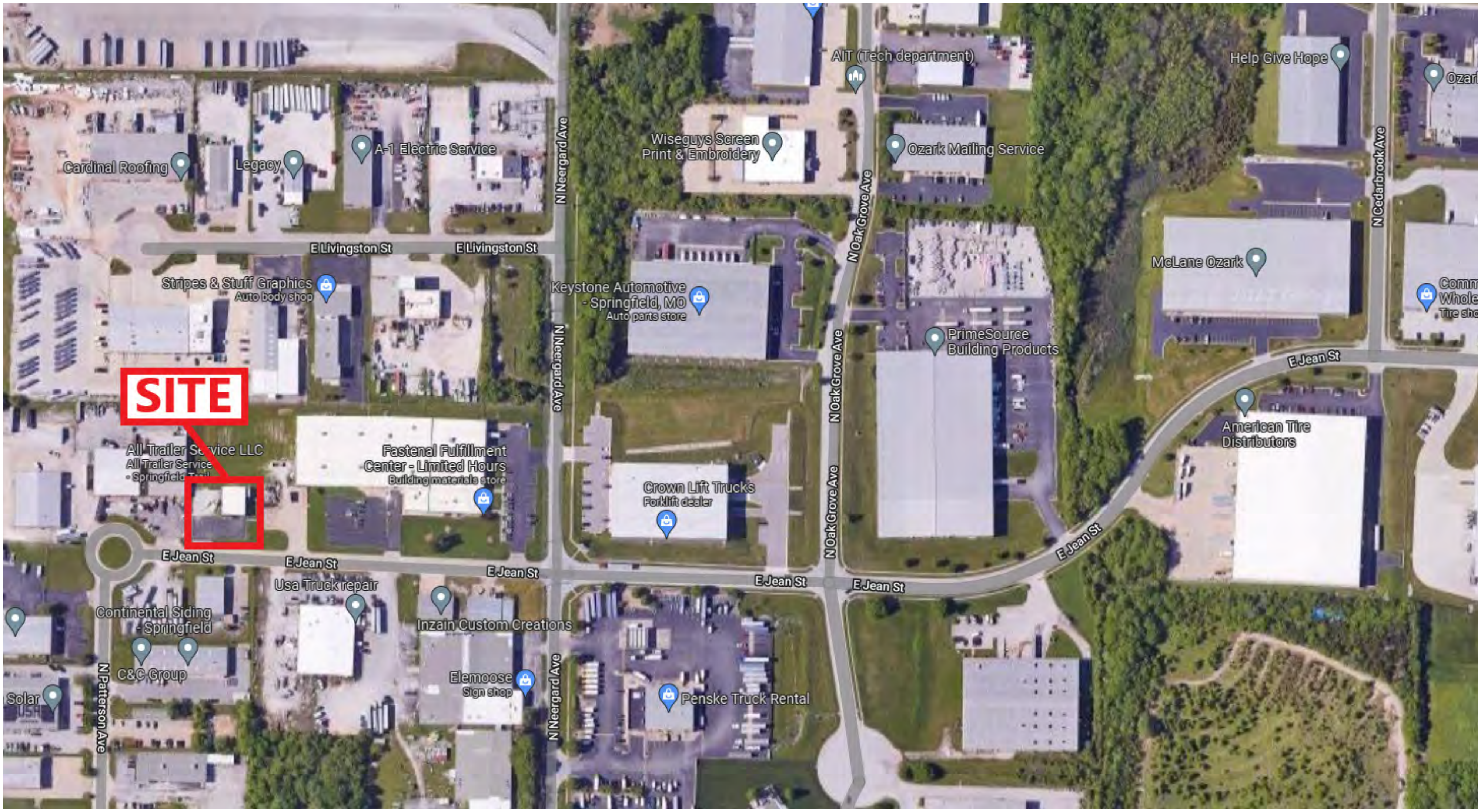
AERIAL MAP



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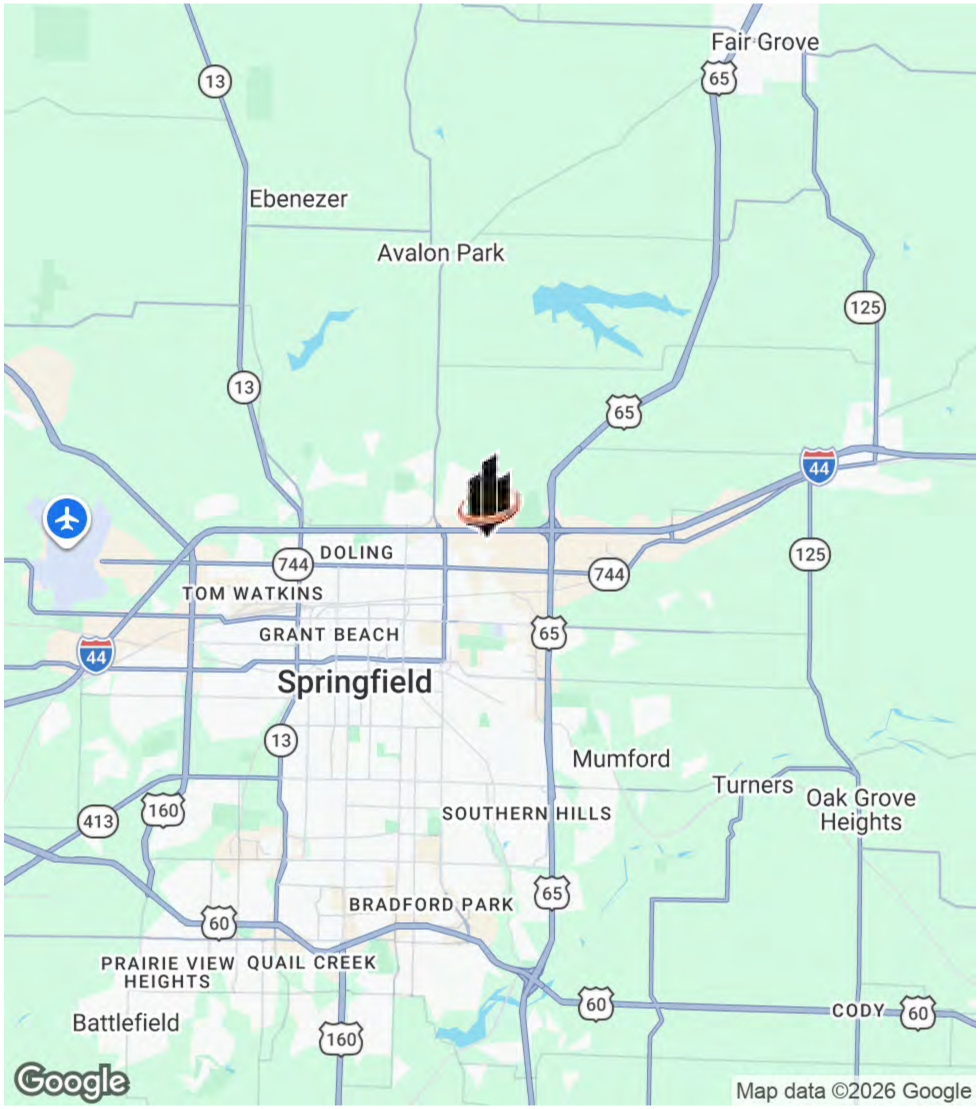

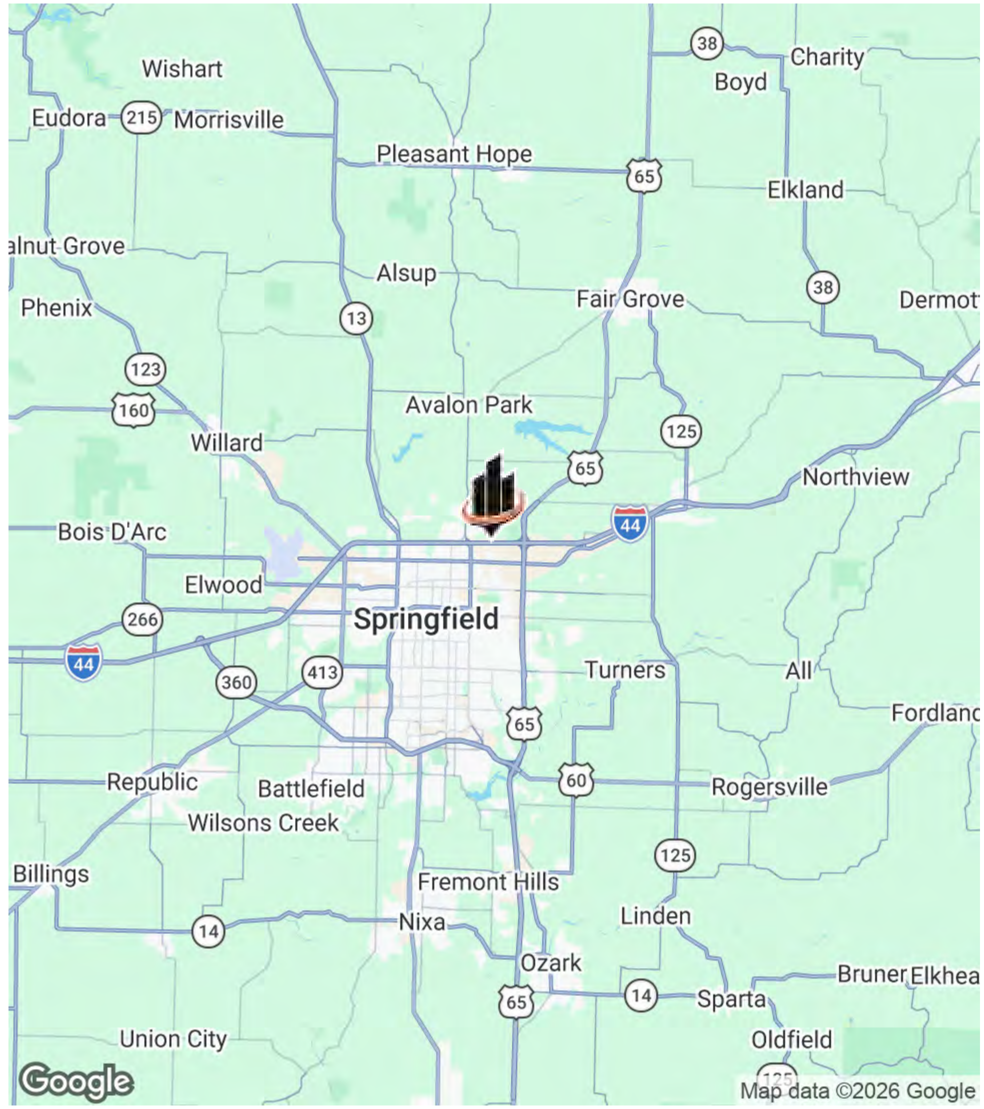

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The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION

SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between $2.5 and $20 million in the four core building types– industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate – we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446

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About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

This is the SVN Difference

svn.com. 1309 Beacon Street, Suite 300 Brookline, MA 02446

ADVISOR BIO

JACK RANKIN

Associate Advisor

jack.rankin@svn.com
Direct: *417.860.9951* | **Cell:** *417.860.9951*

PROFESSIONAL BACKGROUND

After graduating in three years from Drury University in Springfield, Missouri with a Bachelor's degree in Business Management, Jack entered the commercial real estate industry in 2021, joining SVN / Rankin Company where he quickly established himself as a results-driven professional. He has since successfully completed over 150 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. During his years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties and has brokered deals for many local, regional, and national companies and institutions including Drury University, Central Trust Company, Cadence Bank, Thrasher Family Holdings, Morton Building Products, and more.

In recognition of his outstanding performance, Jack was one of SVNs top producing agents in 2025, ranking him in the top 3% of over 2,000 SVN agents nationwide. Additionally, he was named a 2024 CoStar Power Broker award winner, and recently received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of SVN agents' nationwide. These awards highlight his specialized knowledge and commitment to professional excellence. With a client-first mindset, regional expertise, and a passion for delivering results, Jack is a trusted partner for investors, tenants, and property owners across Southwest Missouri.

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

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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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