



## INDUSTRIAL PROPERTY FOR SALE/LEASE

INDUSTRIAL PROPERTY FOR SALE OR LEASE | 2503 & 2535 N NEERGARD AVE, SPRINGFIELD, MO 65803

- \$475,000 Price Improvement
- Seller will consider lease with option to purchase
- Manufacturing warehouse located in Northeast Springfield
- Located just north of Bass Pro Shops National Distribution Center
- Zoned GM - General Manufacturing
- Partially climate controlled warehouse
- Heavy electrical
- Fenced-in outside storage
- Priced significantly below replacement cost
- Shown by appointment only

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600  
[rbmurray.com](http://rbmurray.com)

**Ross Murray, SIOR, CCIM**  
417.881.0600  
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**R.B. | MURRAY COMPANY**  
SINCE 1909  
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY SUMMARY**

<b>Lot Size:</b>	4.67 Acres
<b>Building Size:</b>	75,755 SF
<b>Sale Price:</b>	\$4,975,000.00
<b>Taxes:</b>	\$43,251.23 (2025)
<b>Lease Rate:</b>	Subject to Offer
<b>Year Built:</b>	1983
<b>Zoning:</b>	GM - General Manufacturing
<b>Market:</b>	Springfield
<b>Sub Market:</b>	Northeast Springfield
<b>Cross Streets:</b>	North Section: 20' to beam, 23' to deck South Section: 14' to beam, 15' to deck

**PROPERTY OVERVIEW**

Now available for sale or lease, this manufacturing warehouse is located in Northeast Springfield. Easy access to Hwy 65 and I-44. Neighboring businesses include Fastenal, Sun Solar, Penske Truck Rental, Interstate Batteries, PrimeSource, IWX Mortor Freight, ROi, Mérieux NutriSciences, and Ozarks Food Harvest. Bass Pro Shops National Distribution Center is located on Kearney Street just south of the subject property. The property is zoned GM - General Manufacturing. It has a 2-level office area with ADA compliant elevator, 10 total offices, 2 conference rooms, kitchen/break area, and 2 bathrooms. The property is shown by appointment only. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- \$475,000 Price Improvement
- Seller will consider lease with option to purchase
- Approximately 1.34± acres of excess land
- Office Area: 6,750± SF (split between 2 levels) with elevator
- Main level office area consists of a reception area, 4 offices, 2 conference rooms, kitchenette, & bathroom
- Upper level office area consists of 6 additional offices and a bathroom
- Sprinklers: wet pipe
- Parking: 27 spaces
- Dock doors: 9; G/L doors: 1
- Clear height: 10-20' (average 18')
- Partially climate controlled warehouse
- Heavy electrical
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The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

Available Spaces

Lease Rate: SUBJECT TO OFFER  
Lease Type: NNN

Total Space: 75,755 SF  
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2503 & 2535 N Neergard		SUBJECT TO OFFER	NNN	75,755 SF	Negotiable	75,755± SF Industrial property for lease. Subject to offer. NNN Lease. Tenant responsible for property maintenance, real estate taxes, and property insurance.

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**100 Years**  
SINCE 1909

**Additional Photos**

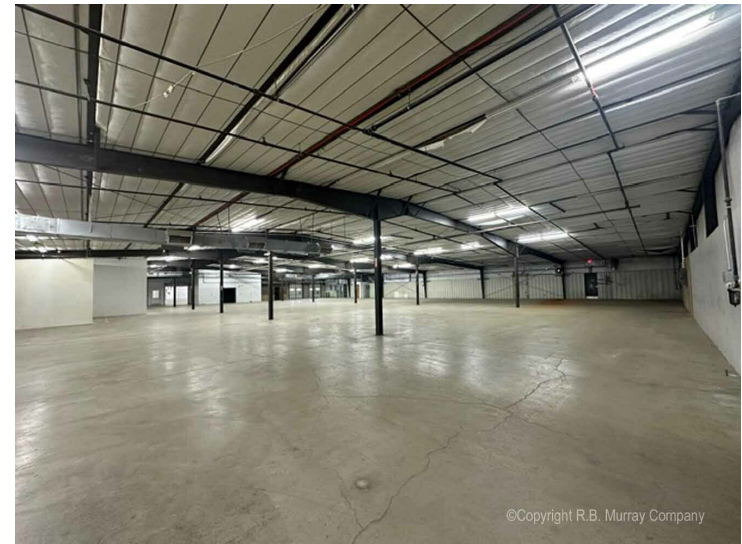


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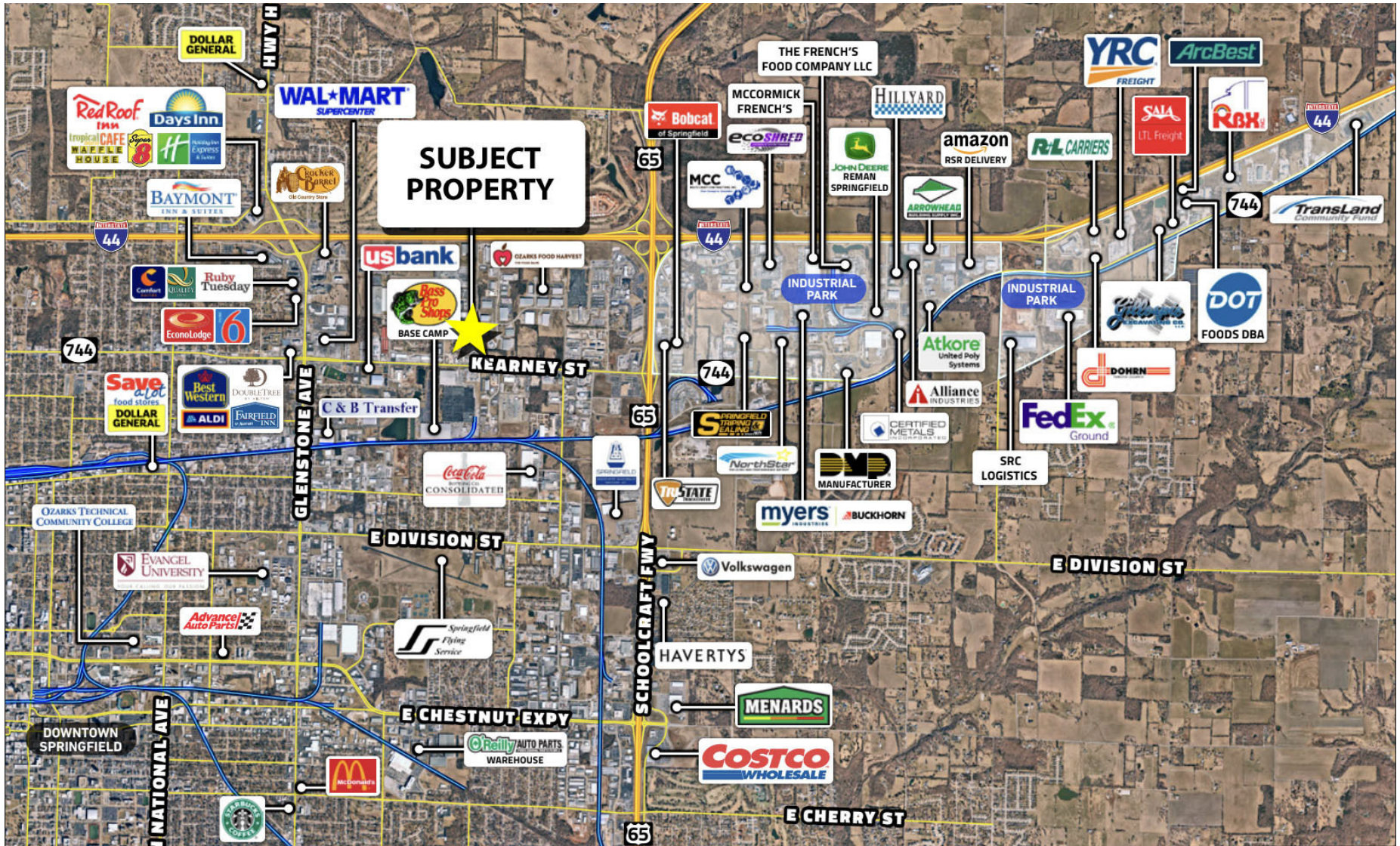
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Aerial

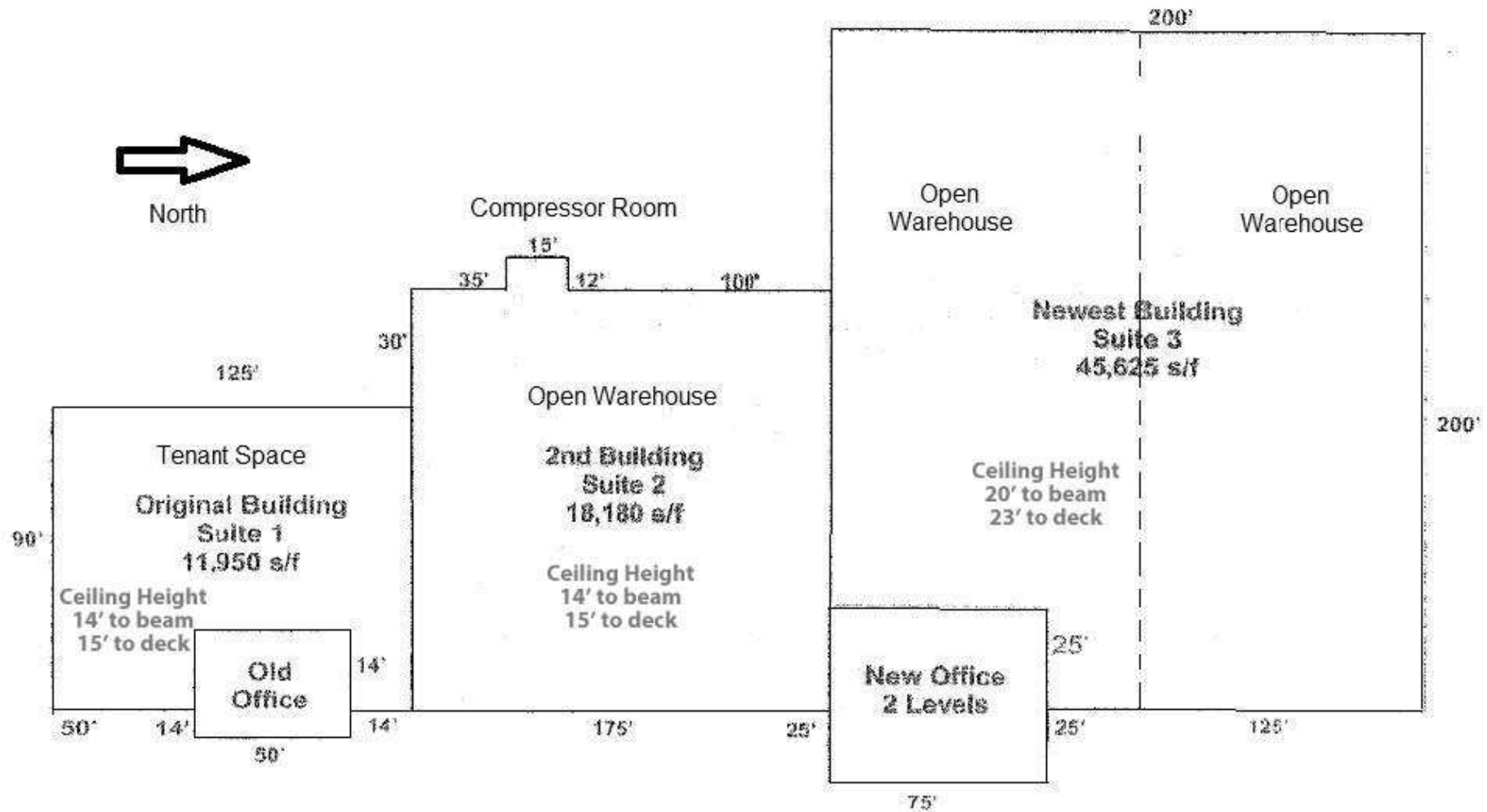


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Floor Plans



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## ALTA Survey

### ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT		
ITEM	REQUIRED	OBSERVED
PERMITTED USE	COMMERCIAL	
LOT AREA	261,448 SQ. FT.	
MIN. LOT WIDTH	52.69	
MAX. BLDG COVERAGE	27.6%	
MIN. SETBACKS FRONT	32.5'	
MIN. SETBACKS SIDE	16.0'	
MIN. SETBACKS REAR	73.8'	
MAX. BUILDING HEIGHT	25'	
PARKING REGULAR	29	
PARKING LOADING BAY	8	
PARKING TOTAL	34	
PARKING SIGNAGE		

NOTES:  
BECAUSE THERE MAY BE A  
NEED FOR INTERPRETATION OF  
THE APPLICABLE ZONING  
CODES, WE REFER YOU TO OUR  
CITY ENGINEER FOR  
ZONING LAWS AND  
APPLICABLE CODES.

ZONING PROVIDED BY:

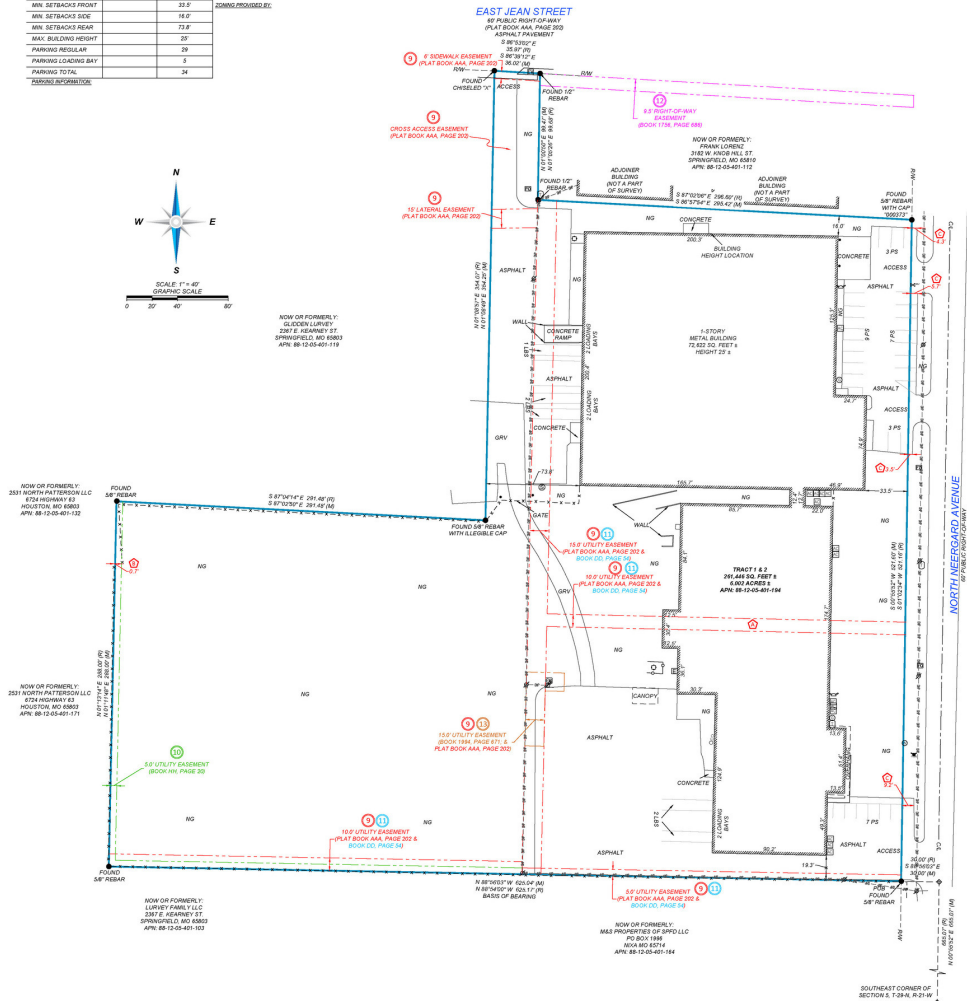


NOW OR FORMERLY:  
GLIDDEN LURVEY  
2267 E. KEARNEY ST.  
SPRINGFIELD, MO 65803  
APR 89-12-05-401-119

**ALTA/NSPS LAND TITLE SURVEY**

2503 NORTH NEERGARD AVENUE

LOCATED IN: SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST  
GREENE COUNTY, SPRINGFIELD, MISSOURI 65803



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### Retailer Map





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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

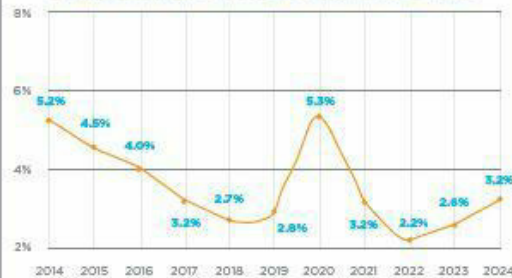
- 3M
- Bass Pro Shops
- Forvis Mazars
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Heinz Company
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile

### EMPLOYMENT

**3.8%**

Current Unemployment Rate  
for Springfield Metro

#### UNEMPLOYMENT RATE | SPRINGFIELD MSA



[Source: JobsEQ (2024)]

### POPULATION

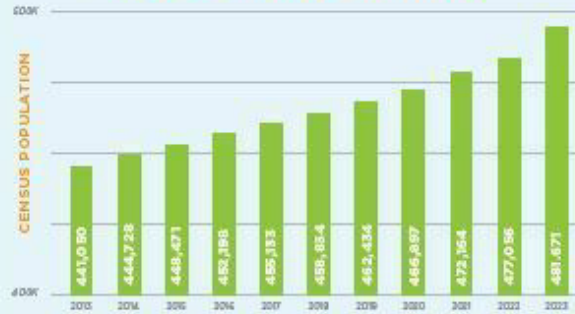
**491,053**

Current Springfield  
Metro Area Population

**9%**

Metro Area Overall  
10-Year Population Growth

#### POPULATION | SPRINGFIELD MSA



**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)



ENGINE REMANUFACTURING AT JOHN DEERE REMAN

### WORKFORCE

**246,544**

Current Springfield  
Metro Area Workforce

**7%**

Workforce 10-Year  
Growth Rate

#### AVERAGE EMPLOYMENT SECTOR



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



MISSOURI STATE UNIVERSITY

## 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]

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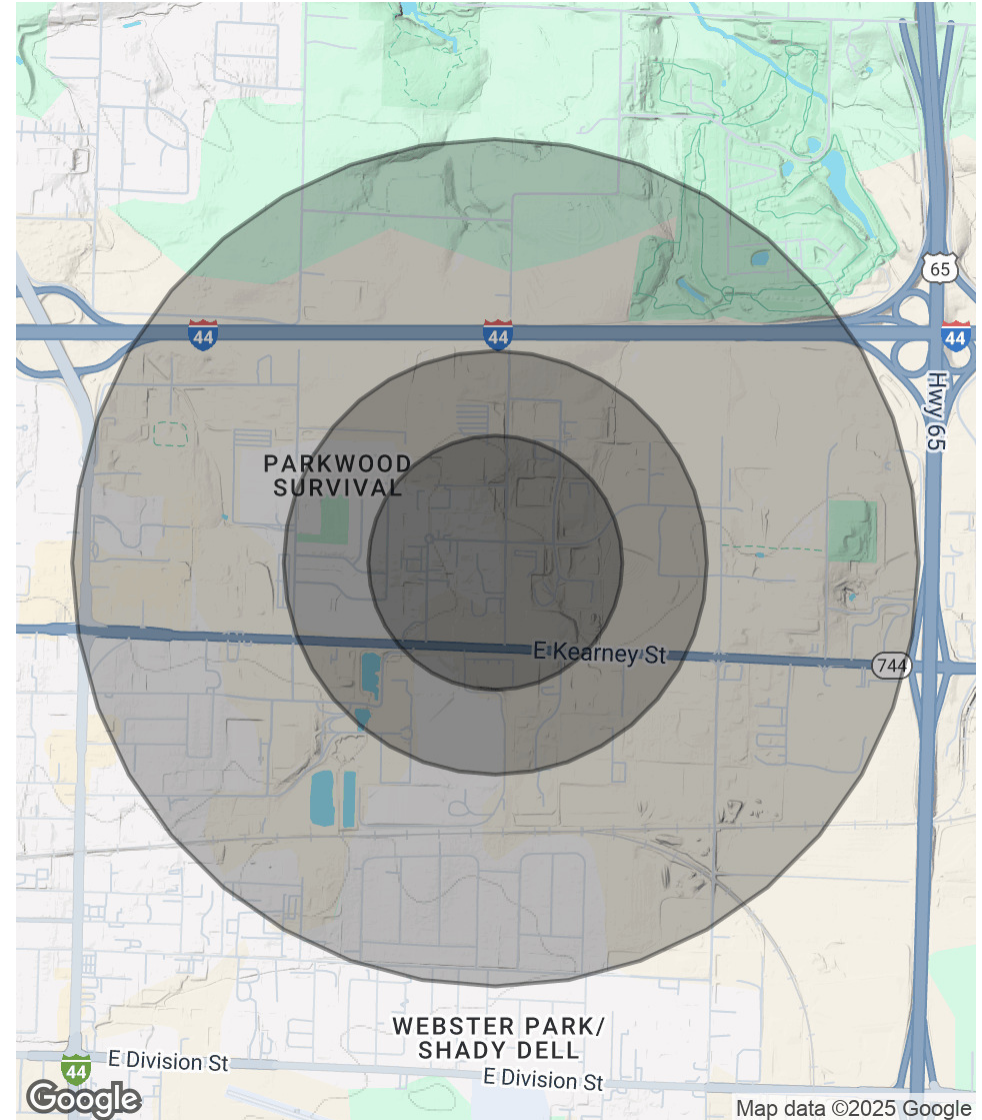
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**Demographics Map & Report**

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	56	454	2,580
Average Age	37	37	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	38
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	30	248	1,276
# of Persons per HH	1.9	1.8	2
Average HH Income	\$60,002	\$59,993	\$56,162
Average House Value	\$176,144	\$176,212	\$160,932

*Demographics data derived from AlphaMap*



Advisor Bio

**ROSS MURRAY, SIOR, CCIM**  
**President**



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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, 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)