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INDUSTRIAL PROPERTY FOR SALE

INDUSTRIAL PROPERTY FOR SALE | 1836 N BARNES AVE, SPRINGFIELD, MO 65803

- Easy access to I-44 and Hwy 65
- Zoned General Manufacturing
- GM Zoning allows wide spectrum of industrial uses
- All utilities available
- Additional lots available
- Additional lot sizes from 1.09 - 13.32± total acres

EST. 1909

2225 S. Blackman Road
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$859,900
Taxes (2025):	\$9,129.93
Lot Size:	4.9 Acres
Building Size:	7,800 SF
Year Built:	1986
Renovated:	2000
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

Industrial property for sale on North Barnes. Located in North Springfield, the property is conveniently located near I-44 and Hwy 65. Neighboring businesses include: Bass Pro National Headquarters, Killian Construction Company, Coca-Cola, Pepsi, Fabick Cat, Loren Cook Company, & United Rentals. The property has two buildings (5,400± SF & 2,400± SF). It is zoned GM - General Manufacturing. The property allows for an extensive number of industrial uses providing flexibility and maximizes utilization of the property. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Zoned GM - General Manufacturing - allows wide spectrum of industrial uses
- All utilities available
- Two warehouse buildings: 5,400± SF (60'x 90') and 2,400± SF (60'x40')
- 15 overhead doors: 8'x9' (11 drive-in/pup dock and 4 loading dock) in 5,400± SF building
- 3 overhead doors: 12'x14' (2 drive-in and 1 loading dock) in 2,400± SF building
- Various sizes available ranging from 1.09 - 13.32± total acres
- Three Additional Lots Also Available:
 - 1820 N. Barnes (North): 1.65± Acres
 - 1820 N. Barnes (South): 1.09± Acres
 - 1914 N. Barnes: 5.68± Acres
- Seller's preference is to sell 1914 N. Barnes before selling 1836 N. Barnes or with 1836 N. Barnes.

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Photos - 2,400 SF Building



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Photos - 5,400 SF Building



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Additional Photos



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Retailer Map



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Retailer Map



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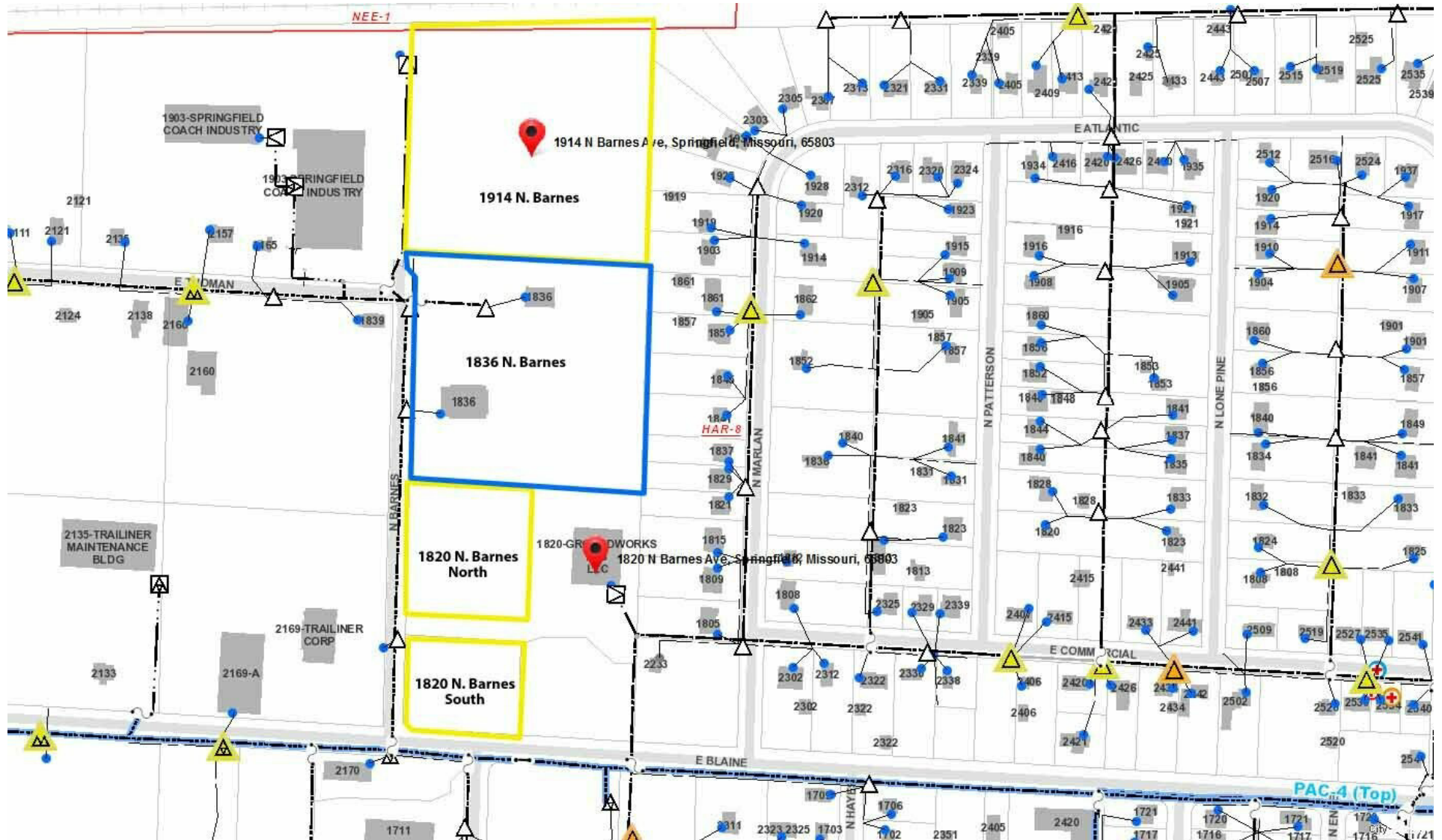
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Electric Map



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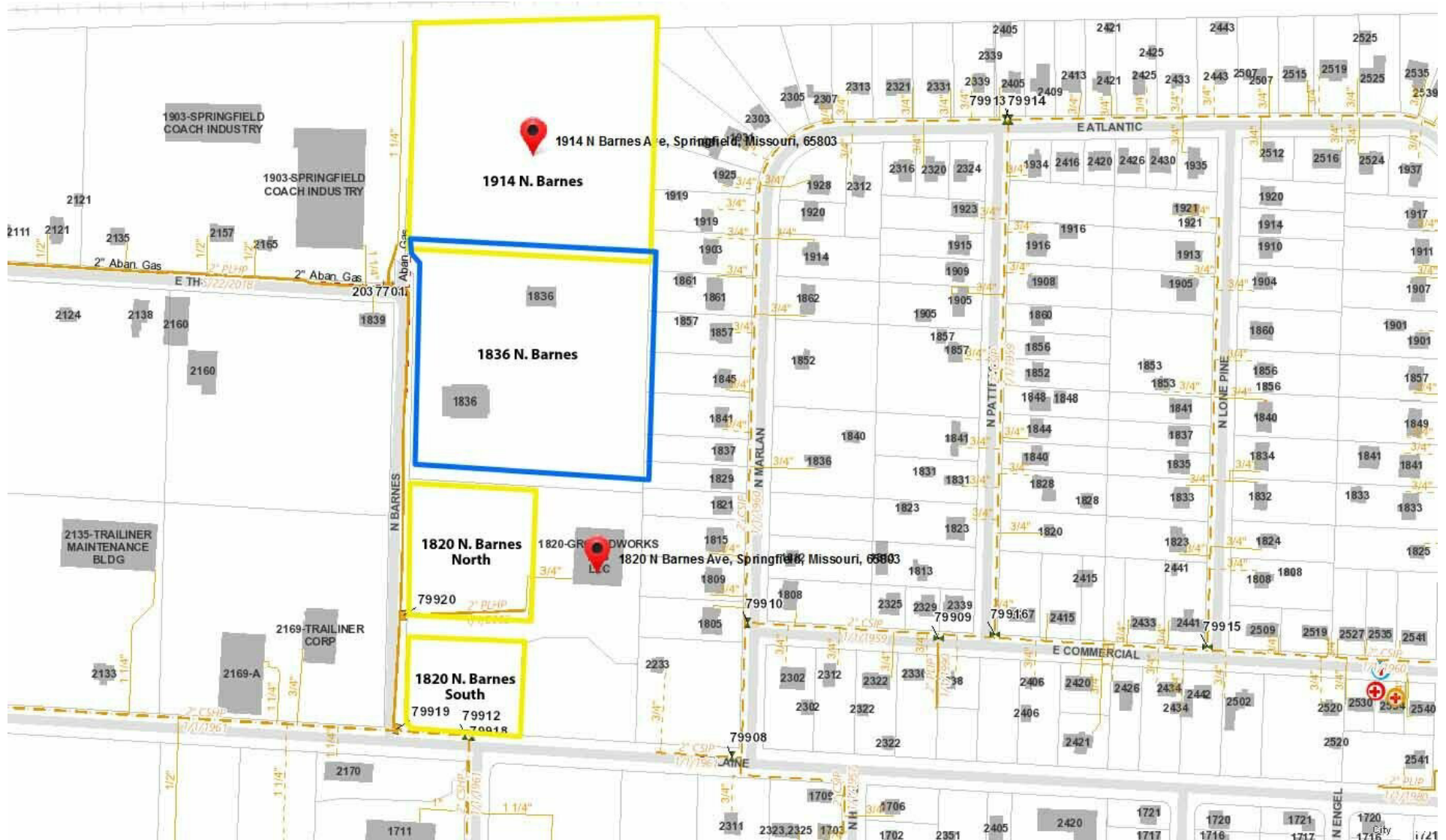
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Gas Map



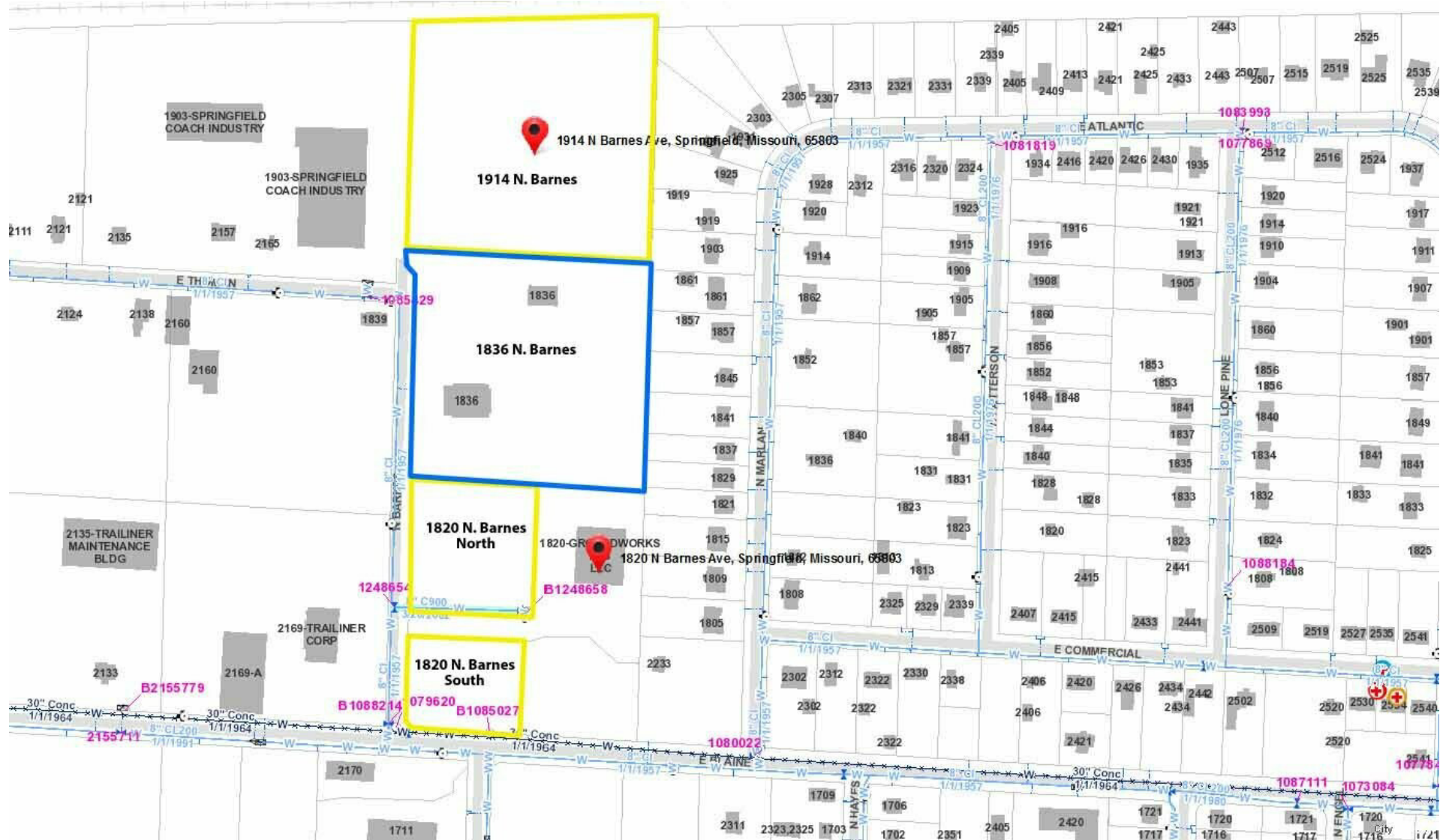
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Water Map



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Sewer Map



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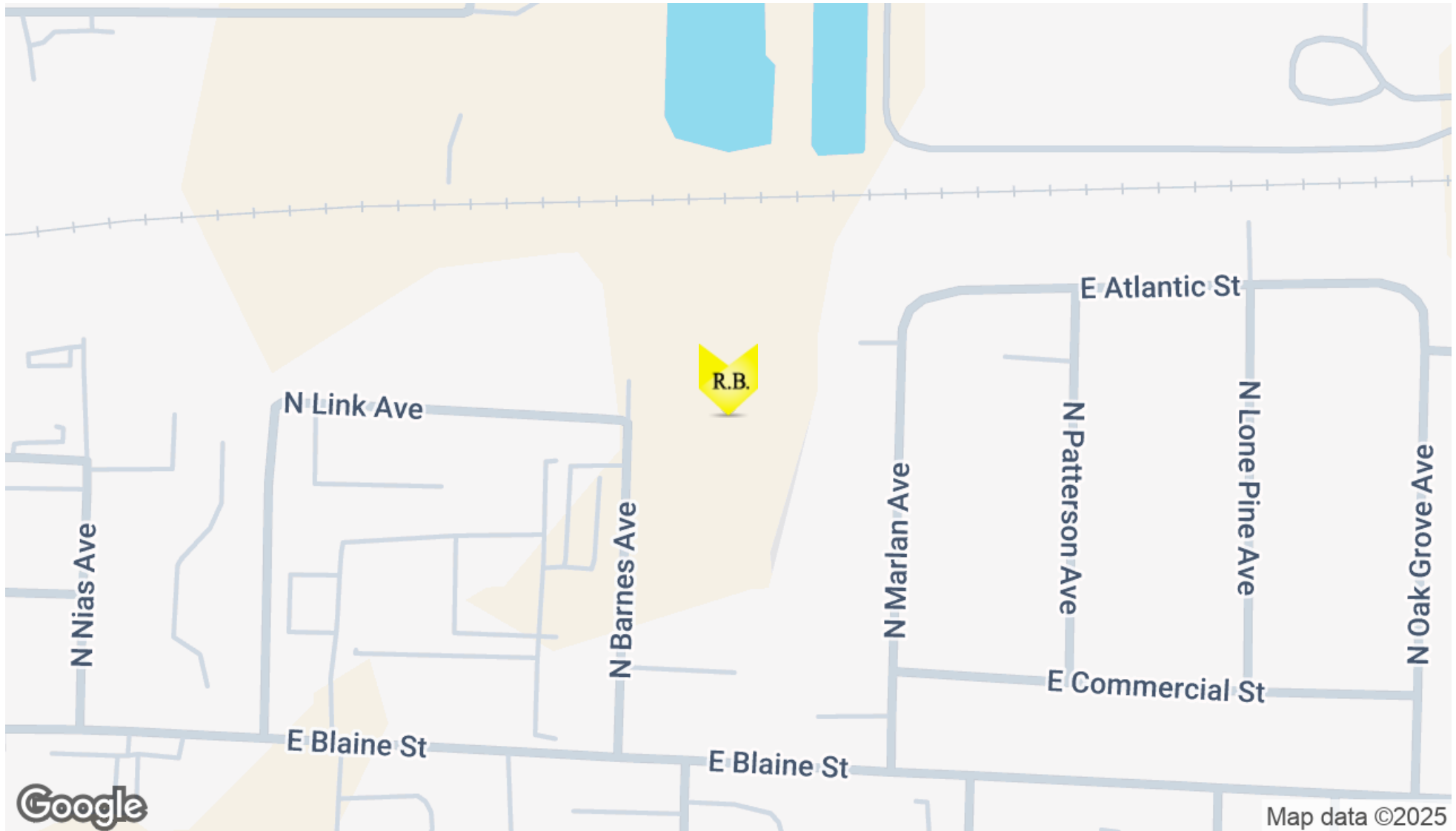
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Location Map



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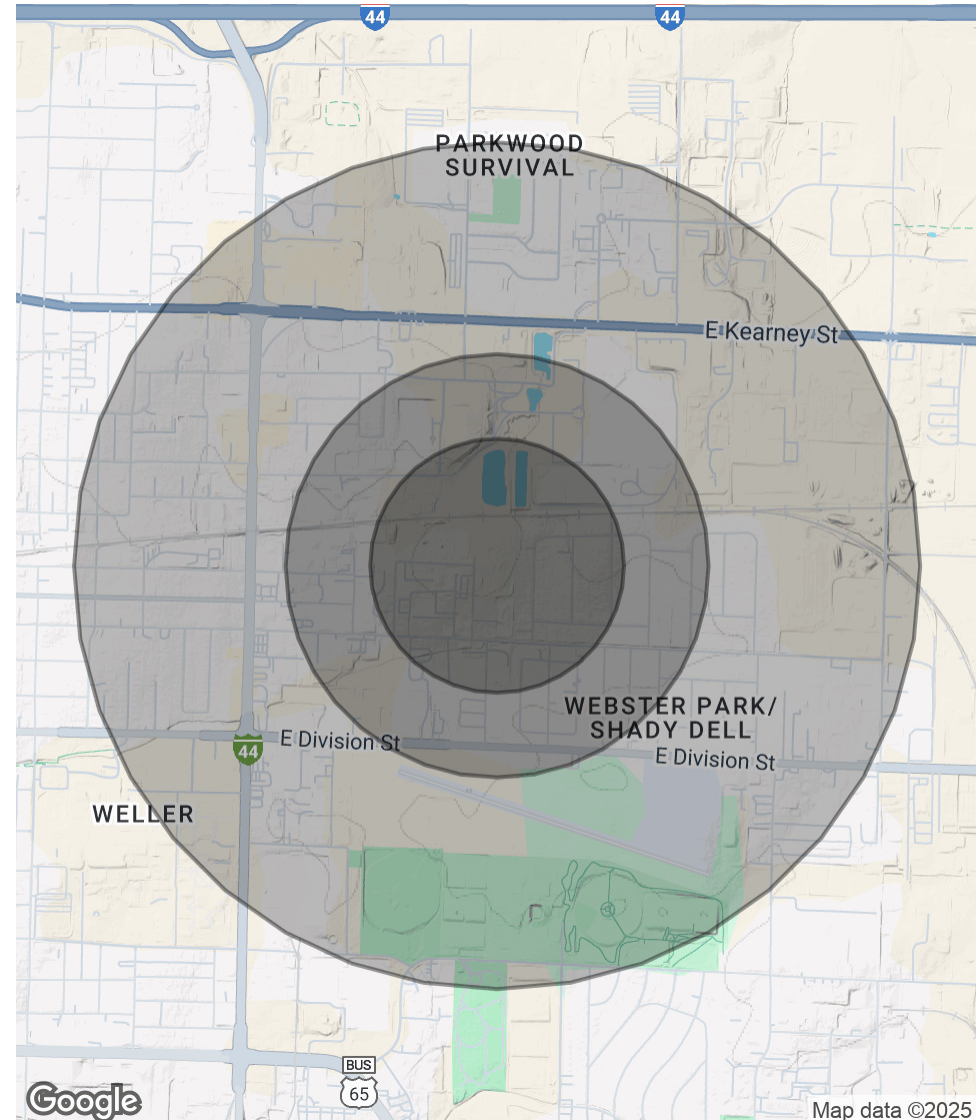
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	302	1,001	4,661
Average Age	39	39	36
Average Age (Male)	39	39	36
Average Age (Female)	40	40	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	129	426	1,905
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$48,896	\$49,420	\$54,133
Average House Value	\$111,891	\$115,689	\$134,854

Demographics data derived from AlphaMap



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

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