



INDUSTRIAL SPACE FOR LEASE

INDUSTRIAL SPACE FOR LEASE | 802 LILLIAN DRIVE, STRAFFORD, MO 65757

- New Construction Class A Industrial Building
- Located within the new SW MO Rail & Business Park
- Easy access to I-44
- Zoned M2 - General Manufacturing
- Newly completed
- Rent reduced

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

Ryan Murray, SIOR, CCIM, LEED AP, CPM
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	14,400± SF
Lease Rate:	\$7.75 PSF (NNN)
Taxes:	\$1.56 PSF (2025)
Lot Size:	2.79 Acres
Building Size:	32,400 SF
Zoning:	M-2 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

Introducing a Class A industrial space in a prime location near I-44, in the SW MO Rail & Industrial Park, immediately east of Springfield. Boasting an optimized design and layout, this facility will offer unparalleled opportunities for users seeking to elevate their operations.

Located in a highly desirable area of the SW MO Rail & Industrial Park, this building provides easy access to major transportation routes, making it a convenient and efficient choice for logistics and distribution companies. The building's flexible layout allows for customizable solutions to fit a variety of business needs, while the spacious warehouse and loading docks provide ample room for inventory storage and shipment.

With attention to detail in every aspect of construction, this building promises to provide a top-of-the-line space for businesses. Neighboring businesses include John Deere's SW Missouri Distribution Center and Warson Brands. Don't miss out on the opportunity to secure a space in this exceptional industrial building. Contact us now to learn more about the leasing options and secure your spot in this prime location.

PROPERTY HIGHLIGHTS

- 14,400± SF available for lease
- New Construction Class A Industrial Building
- Located within the new SW MO Rail & Business Park
- Dock Doors: 2 (8'x9') with edge mounted levelers
- GL Door: 1 (12'x14')
- Easy access to I-44
- Zoned M2 - General Manufacturing
- Newly completed
- Landlord may provide a bathroom depending on deal terms

INDUSTRIAL
PROPERTY
FOR LEASE

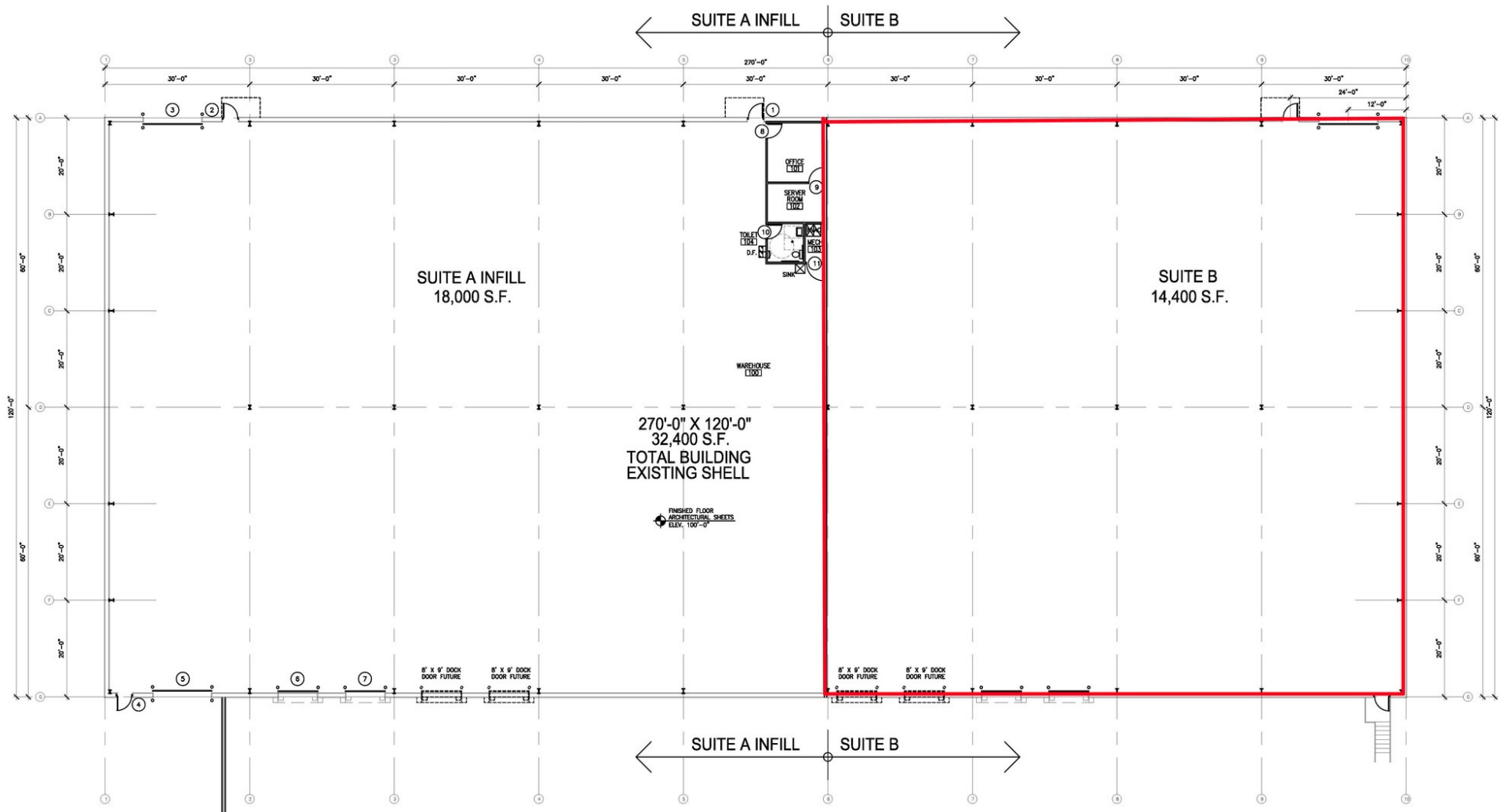
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100 Years
SINCE 1909

Additional Photos



Floor Plans



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Aerial



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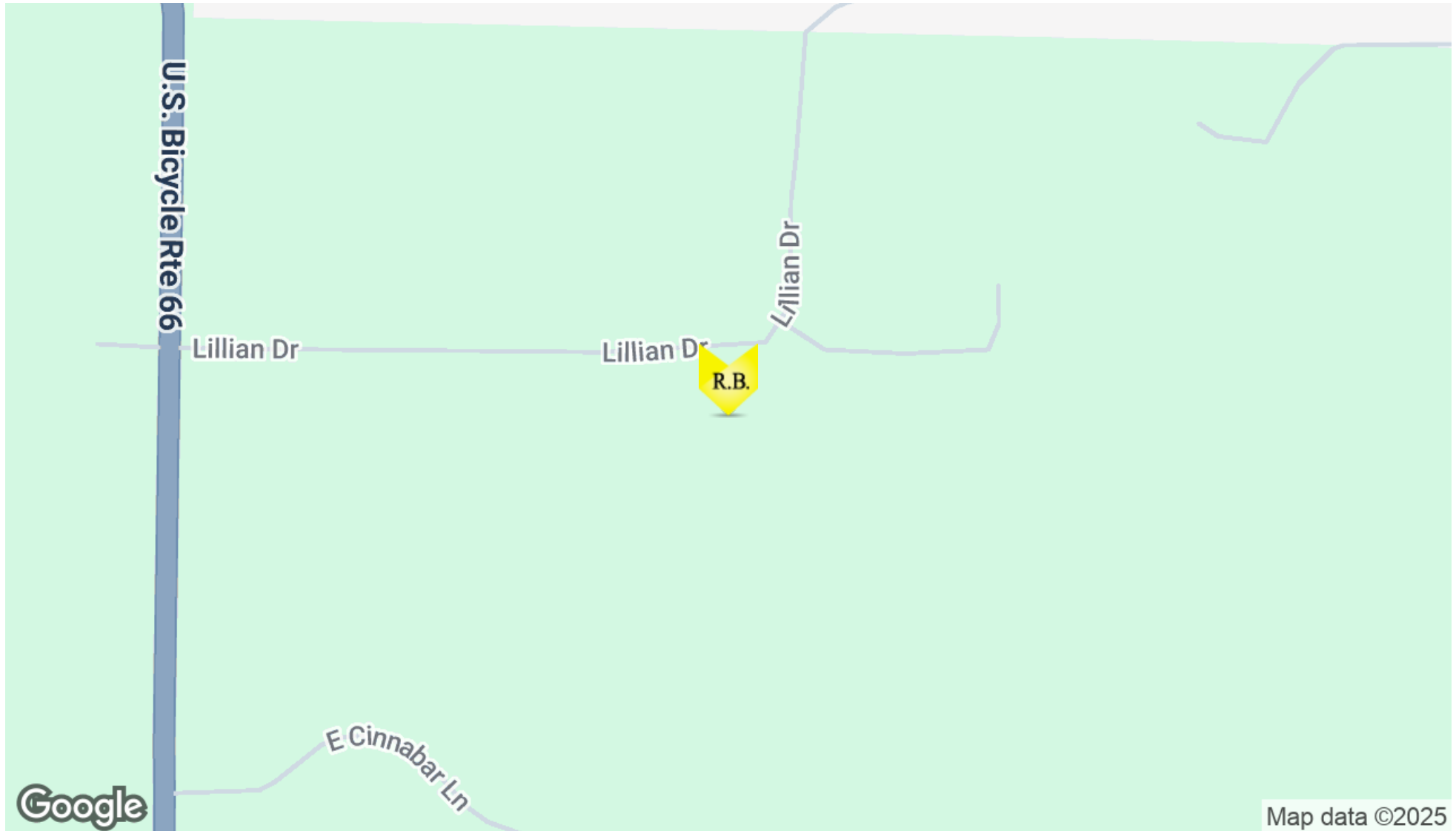


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Location Map



Demographics Map & Report

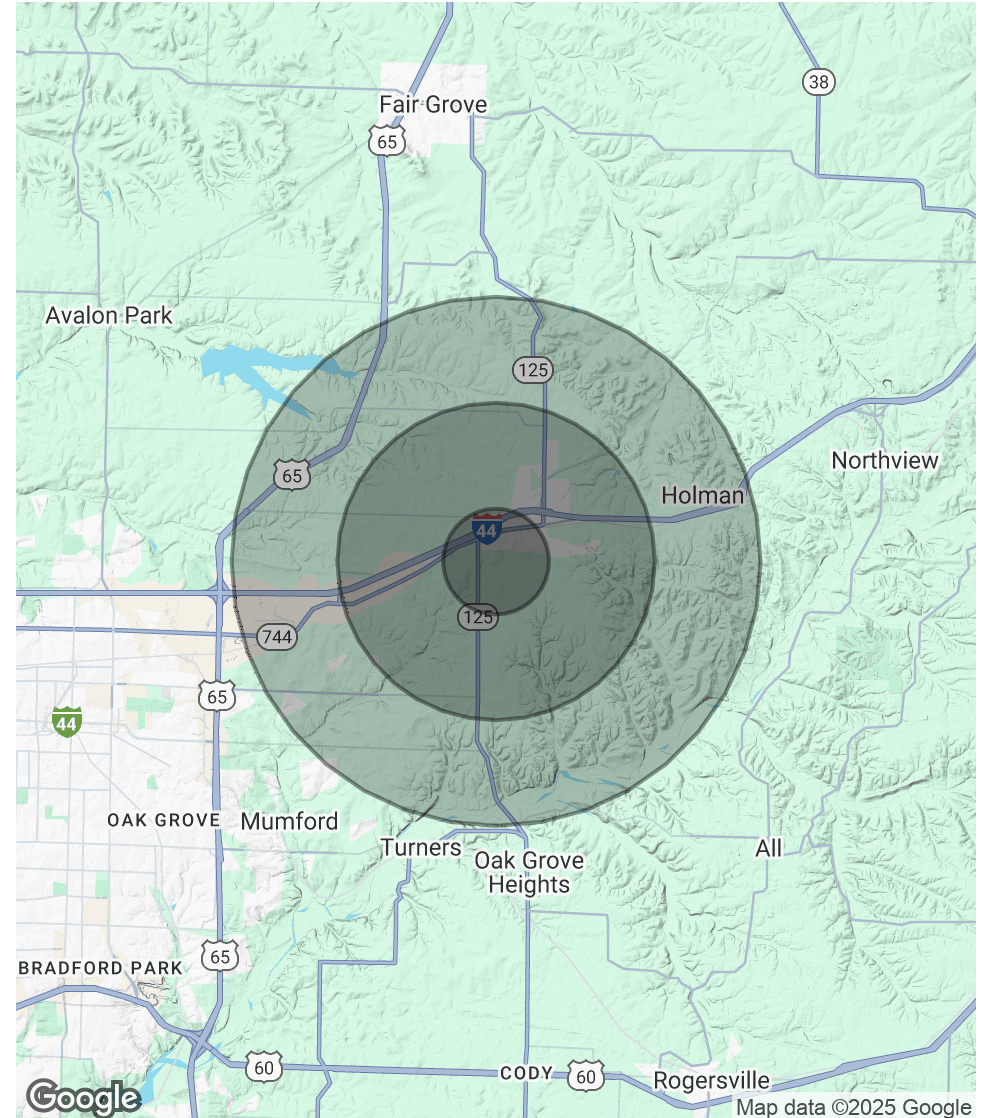
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	655	3,840	9,070
Average Age	34.9	37.2	41.5
Average Age (Male)	34.0	36.6	41.2
Average Age (Female)	38.6	39.0	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	266	1,635	3,980
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$54,303	\$59,270	\$73,641
Average House Value	\$141,606	\$172,705	\$221,176

2020 American Community Survey (ACS)



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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