

**LEASE**

# 2023 Build: 6,000- 12,000 SF Warehouse

**2141 N BRISTOL LN**

Nixa, MO 65714

**PRESENTED BY:**

**JACK RANKIN**

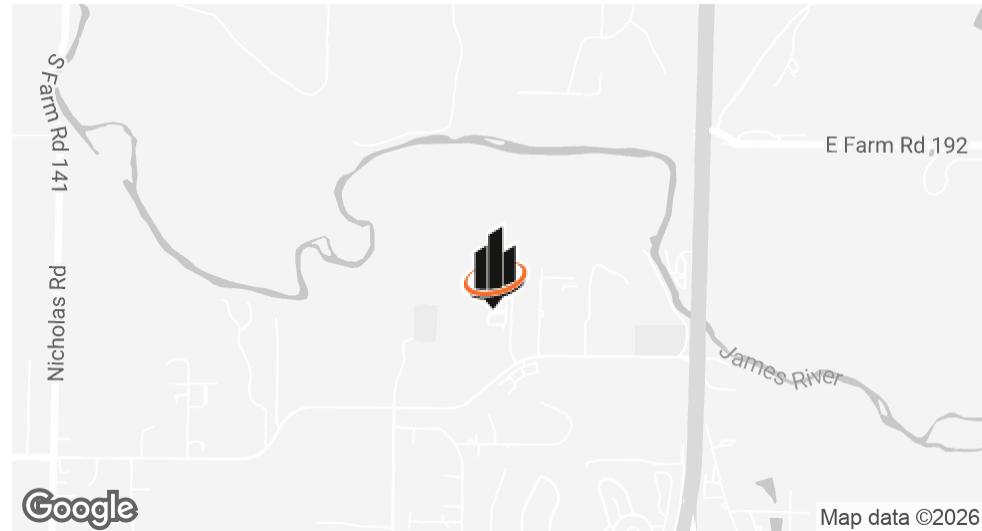
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**SVN**  
RANKIN COMPANY, LLC

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$9.25-9.50 SF/yr (NNN)
<b>AVAILABLE SF:</b>	6,000 SF - 12,000 SF
<b>LOT SIZE:</b>	1.24 acres
<b>CEILING HEIGHT:</b>	20'
<b>ZONING:</b>	M-2 Commercial
<b>COUNTY:</b>	Christian
<b>YEAR BUILT:</b>	2023

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### PROPERTY DESCRIPTION

Thank you for viewing this 12,000 SF warehouse space now available for Lease in Nixa, Missouri. Built in 2023, this prime facility features the two dock-high doors and two 14' tall drive-in doors with 20' clear height, 6" concrete floors, two private offices, a kitchenette and mezzanine area. The building sits on 1.24 acres providing ample parking and yard area for a large variety of commercial and industrial uses. Landlord would consider demising the space in two 6,000 SF units for a creditworthy tenant. Please contact the listing agent for additional information or to schedule a showing. Thank you!

### LOCATION DESCRIPTION

Located moments from the newly renovated intersection at Guin Road and US Highway 160 in Nixa, Missouri. Neighboring businesses include Paul Davis Restoration, Prestige Millwork, Ozarks Event Center, River Stone Fellowship, Foundation Building Materials, The Deck Company of America, and more.

## ADDITIONAL PHOTOS



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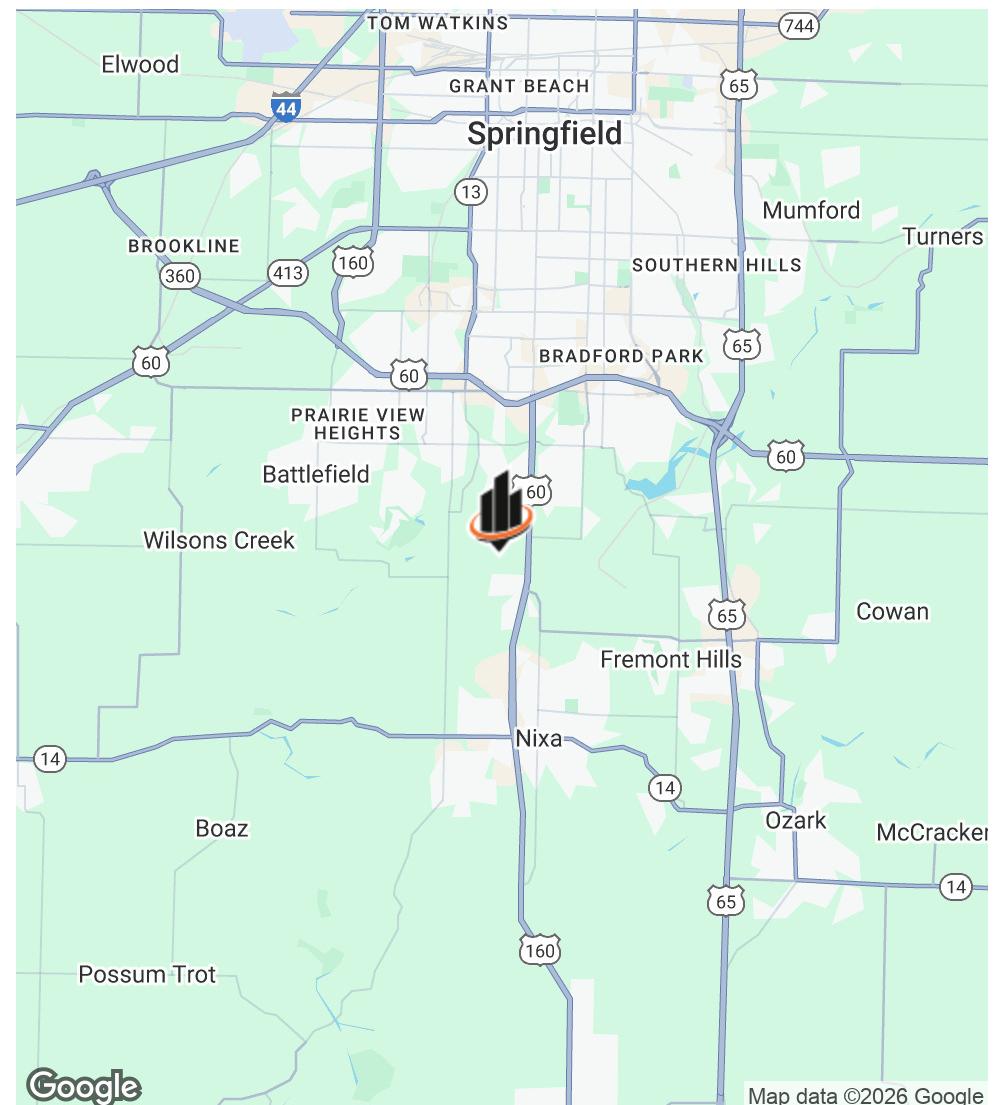
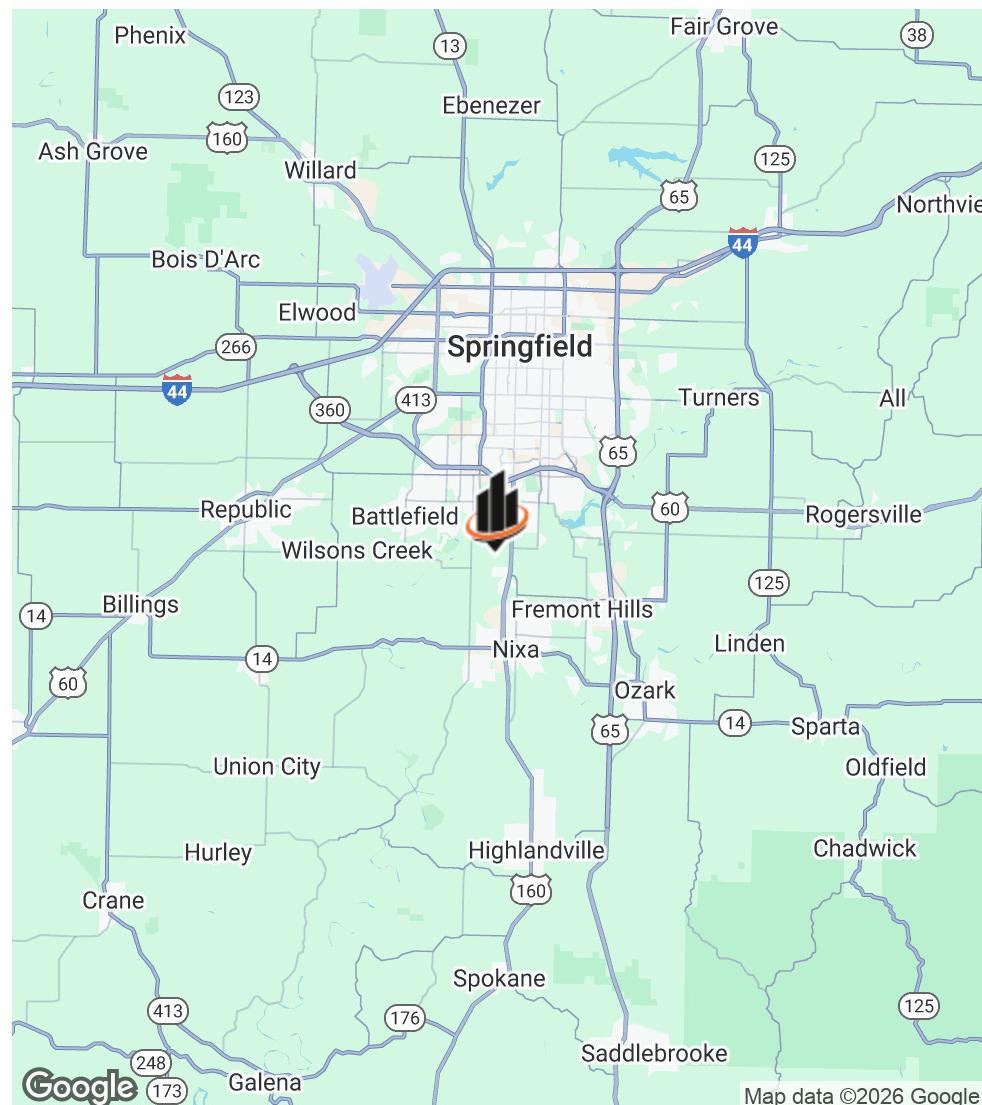
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## LOCATION MAP



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## RETAILER MAP



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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

***This is the SVN Difference.***

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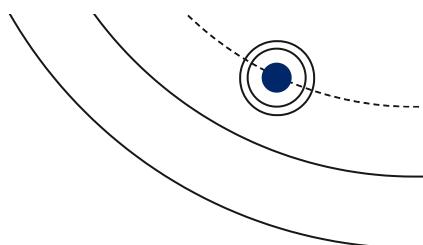
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# The 9.6% report

A REPORT ON THE PRICING  
ADVANTAGE OF COOPERATION



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**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.

\*Peter Froberg and Viroj Jienwatcharamongkhon, Cooperation in Commercial

## 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](http://svn.com) to find out more.**

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## ADVISOR BIO



### JACK RANKIN

Associate Advisor

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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 140 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. For the past four years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties.

In recognition of his outstanding performance, he was named a 2024 CoStar Power Broker award winner, a prestigious honor given to top producers in the industry. He also received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of 2,000 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.

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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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