

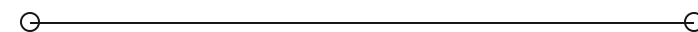


LEASE

**UNDERGROUND
WAREHOUSE/DISTRIBUTION
BUILDING**

3610 E KEARNEY ST

Springfield, MO 65803



PRESENTED BY:

LEE MCLEAN III, SIOR, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SPRINGFIELD UNDERGROUND:	3.2 million square feet leasable
BUILDING 14:	103,000 SF
LEASE RATE:	Subject to offer
LEASE TYPE:	Net (taxes)
DOCK HIGH DOORS	9
CEILING HEIGHT:	32-36 FT
SPRINKLERED:	Yes, wet
TRANSLOADING:	Available

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PROPERTY DESCRIPTION

Premier Southwest Missouri distribution space in The Springfield Underground warehouse facility for lease.
Open 103,000 SF warehouse space, net of structural columns, with ceilings between 32'-36'.
This building has 9 dock high doors, a drive-in door and +/- 1,768 SF of office space.
Lease rate inclusive of property insurance and CAM providing a savings vs. full NNN leases.
Space in Springfield Underground is limited access making it more secure and is more energy efficient than surface space.
The location is just off the interchange of Highway 65 and Interstate 44 providing for quick access throughout the Midwest.
Availability subject to current tenant's rights.
Landlord can provide rail transloading services at this development.

LOCATION DESCRIPTION

Located within the Springfield Underground complex near US 65 & I-44 for quick access throughout the region. Springfield is the third largest city in Missouri and the county seat of Greene County. Home to three universities including Missouri State University, Drury University and Evangel University. City population is 170,525 with MSA of 491,053.

OFFERED BY

SVN/Rankin Co is proud to present this property as available for lease. Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the SIOR & CCIM designation, a Brokers-Associate real estate license and ranks annually in the top 3% of SVN International.

INTERIOR PHOTOS



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ADDITIONAL PHOTOS



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ADDITIONAL INFORMATION



The Underground advantage:

- Constant temperatures and humidity; lower utility costs
- Businesses are safe from natural disasters. (Tornado Proof and very little combustible material in structure other than office improvements making fire loss risk lower)
- Lower operating costs than typical above ground space; no landscaping, lawn, lot Maintenance, Physical Plant maintenance or snow removal.
- Excellent distribution Location with Interstate, major U.S. Highway and Rail access
- On-site maintenance staff

Other advantages/services.

Covered parking for trucks and drivers giving more controlled environment for docking and product.

Covered Parking for co-workers and visitors

Limited/controlled access property

- Better Security for products and staff
- 24/7 access control into property
- 24/7 management / accommodations of off hour truck traffic of tenants

Managed Staging for arriving and departing Trucks and loads

Rest Area Facilities for drivers

Customization of building/warehouses, Docks, Square feet, and office needs by experienced landlord developers with over 3.2 million square feet of underground warehouse space under ownership and management.

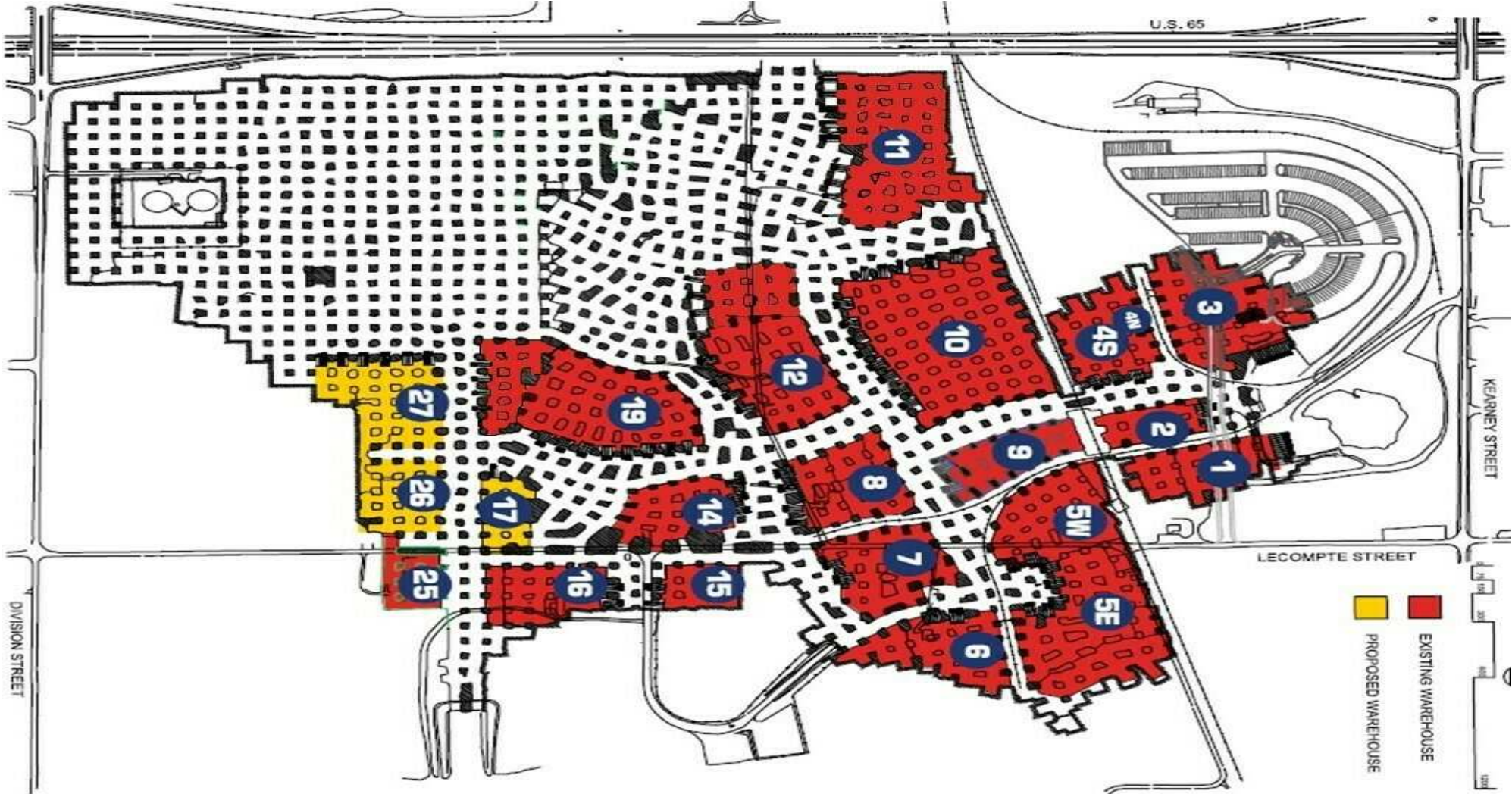
High Speed connectivity

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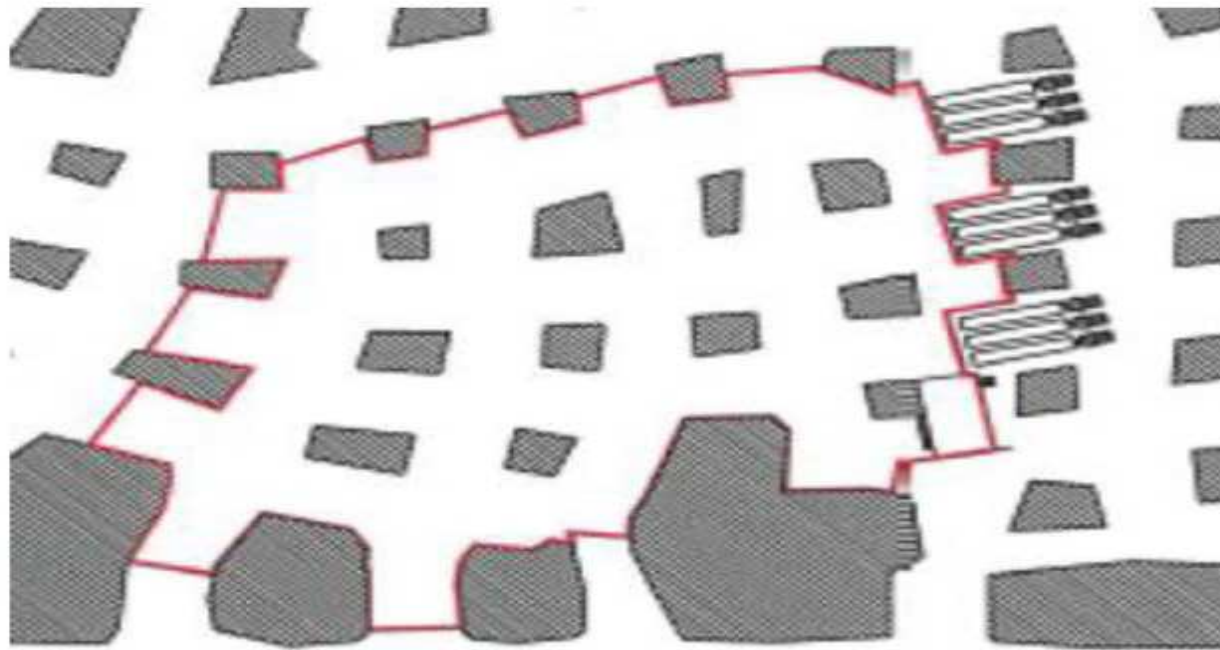
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SPRINGFIELD UNDERGROUND SITE PLAN



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BUILDING LAYOUT



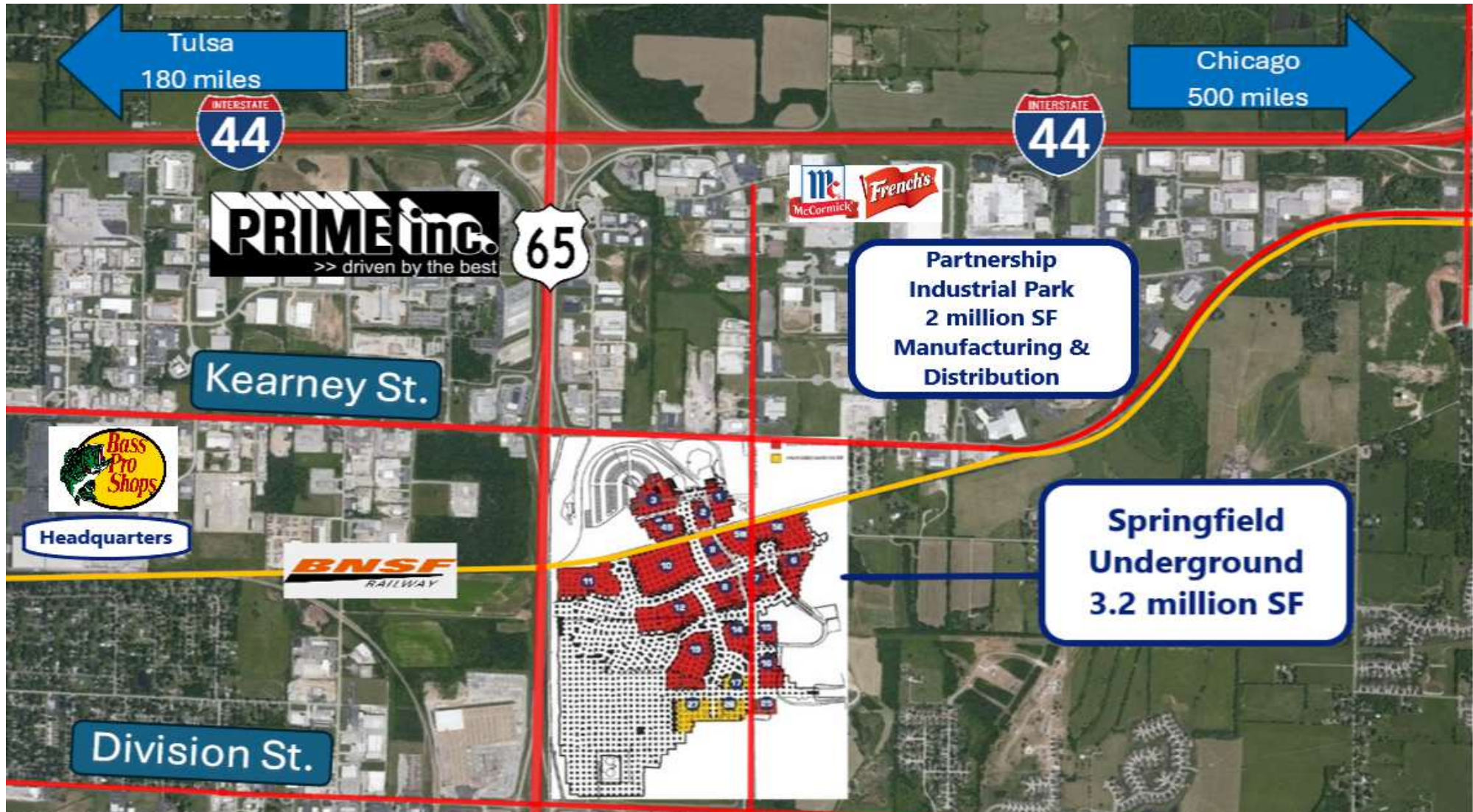
Springfield Underground
Building 14

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AREA MAP

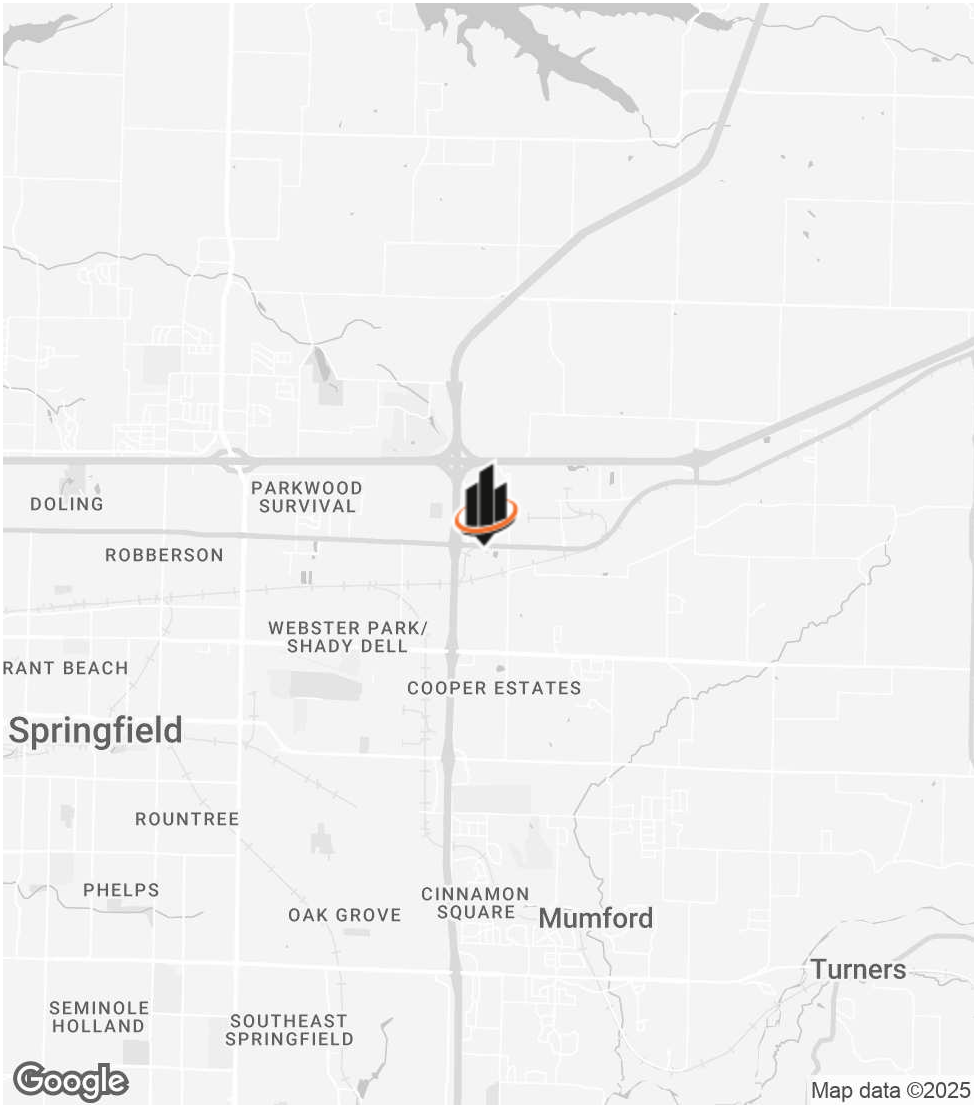
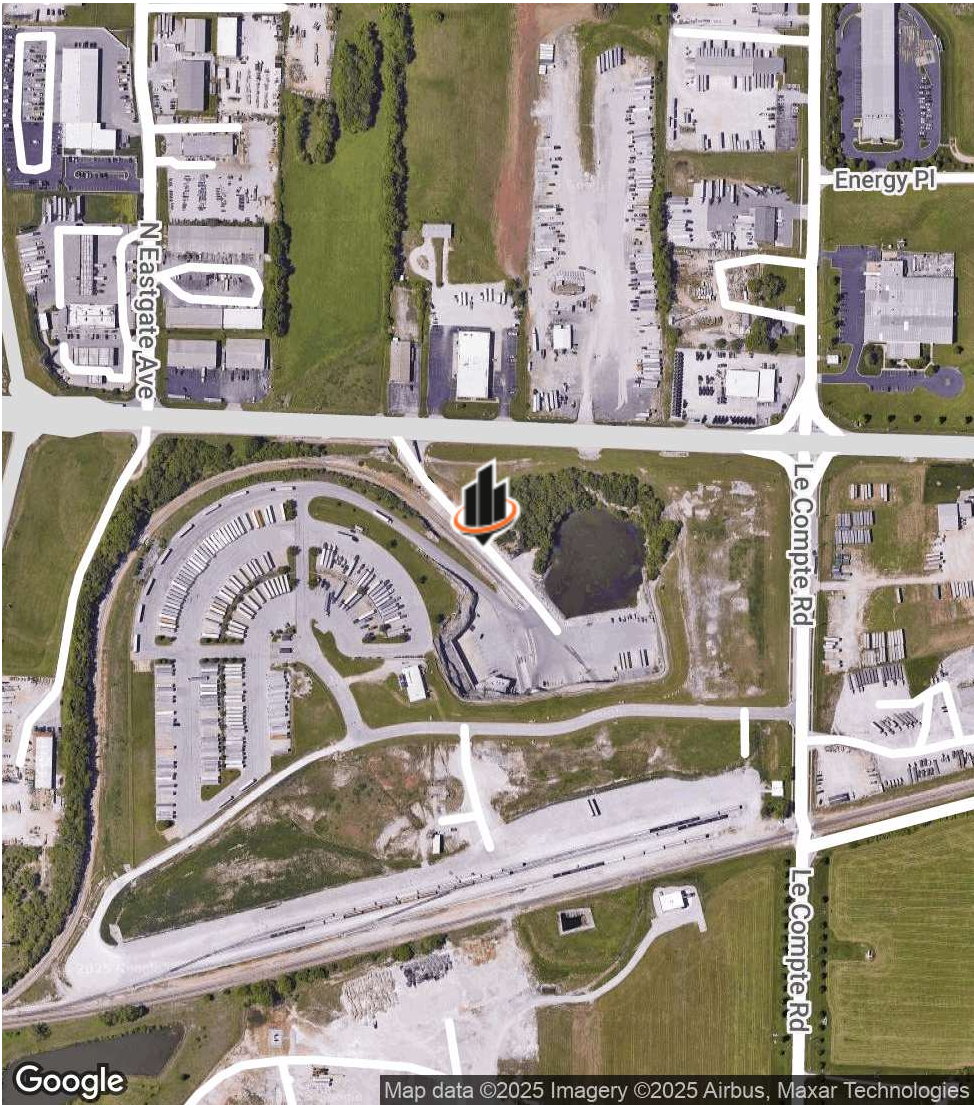


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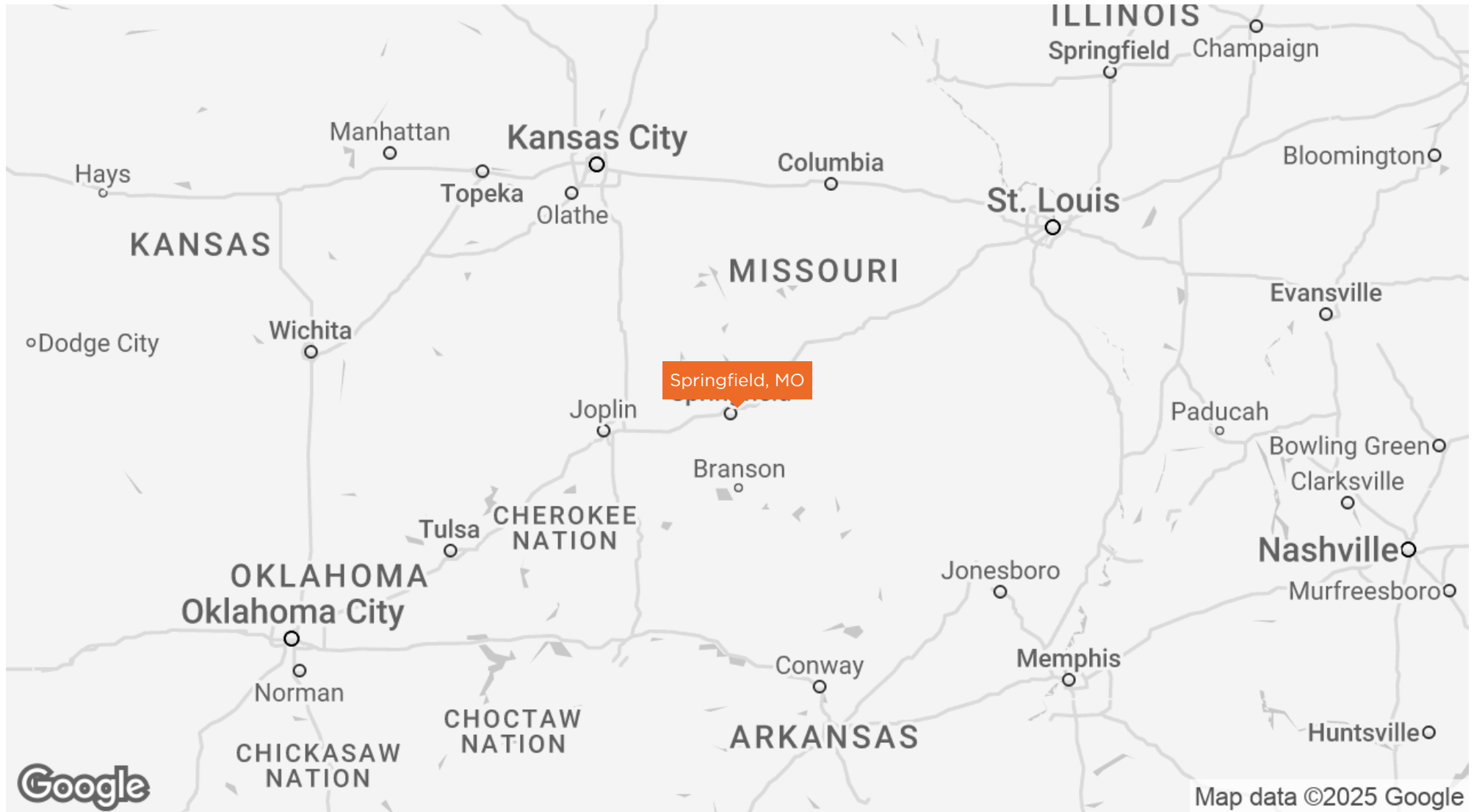
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LOCATION MAP



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REGIONAL MAP



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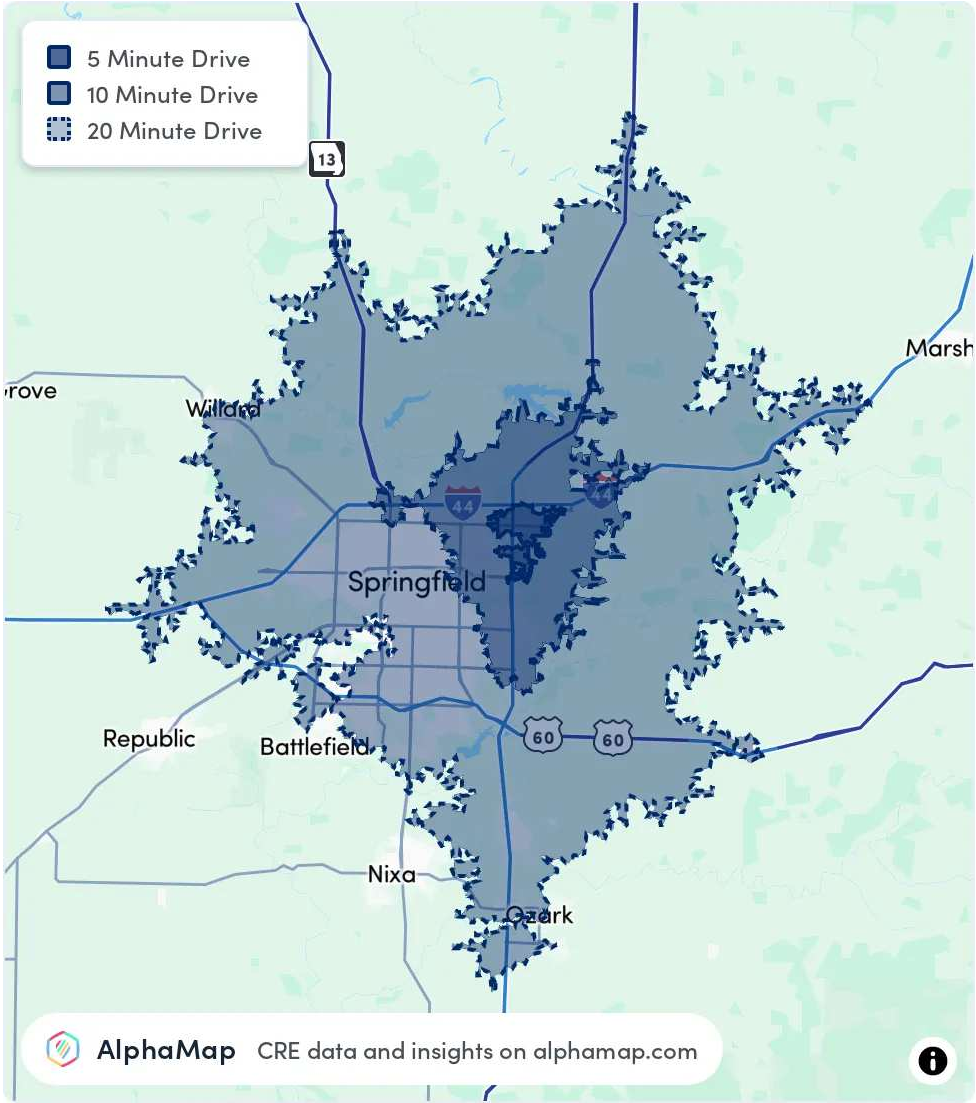
AREA ANALYTICS

POPULATION 5 MINUTES 10 MINUTES 20 MINUTES

TOTAL POPULATION	1,040	48,848	283,246
AVERAGE AGE	45	41	40
AVERAGE AGE (MALE)	44	40	39
AVERAGE AGE (FEMALE)	46	42	41

HOUSEHOLD & INCOME 5 MINUTES 10 MINUTES 20 MINUTES

TOTAL HOUSEHOLDS	433	21,674	120,736
PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$126,714	\$88,735	\$81,991
AVERAGE HOUSE VALUE	\$407,377	\$279,223	\$249,989
PER CAPITA INCOME	\$52,797	\$38,580	\$35,648



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ADVISOR BIO



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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Direct: **417.887.8826 x110** | Cell: **417.818.8894**

PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 - 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)
CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)
Top 3% Advisor in SVN International - SVN President's Circle (2017, 2019, 2022 & 2023)
Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

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EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Business Journal Commercial Real Estate Trusted Advisor (2021)
- Board of Directors ARLO Bank, Springfield, MO
- Friends of Zoo Board Member
- Sherm Lollar Memorial Marching & Chowder Society Member

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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