



## INDUSTRIAL PROPERTY FOR LEASE

OFFICE/WAREHOUSE SPACE FOR LEASE | 1943 -1945 W SUNSET, SPRINGFIELD, MO 65807

- Located in Southwest Springfield
- Just north of Grizzly Industrial
- Zoned HM - Heavy Manufacturing
- Shown by appointment only

EST. 1909

2225 S. Blackman Road  
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[rbmurray.com](http://rbmurray.com)

**Robert Murray, Jr., SIOR**  
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**R.B. | MURRAY COMPANY**  
SINCE 1909  
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY SUMMARY**

|                         |                                |
|-------------------------|--------------------------------|
| Monthly Estimated Rent: | \$4,901.15 (includes est. CAM) |
| Available SF:           | 5,905 SF                       |
| Lease Rate:             | \$7.75 SF/yr (NNN)             |
| Lot Size:               | 2.25 Acres                     |
| Building Size:          | 20,350 SF                      |
| Year Built:             | 1994                           |
| Zoning:                 | HM - Heavy Manufacturing       |
| CAM Charge / SF         | \$2.21 PSF (Estimated)         |

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

**PROPERTY OVERVIEW**

Office/warehouse space available for lease in West Springfield. The property is located near the West Sunset and Kansas Expressway. The space has foyer, multiple offices, break room, computer room, men's and women's restrooms, and warehouse space. Surrounded by local and national businesses including: Grizzly Industrial, White Cap, Air Services Heating and Cooling, SGC Food Service, and Crown Distributing. NNN Lease - Tenant responsible for CAM, taxes, and insurance. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- Located near the intersection of West Sunset and Kansas Expressway
- Just north of Grizzly Industrial
- NNN Lease - Tenant responsible for CAM, taxes, and insurance
- Dock Doors: 2
- Office Area: 1,945± SF
- Fully climate controlled
- LED lighting
- Exceptionally nice finish inside

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Available Spaces

**Lease Rate:** \$7.75 SF/YR (NNN)

**Lease Type:** NNN

| SPACE              | SPACE<br>USE | LEASE RATE   | LEASE<br>TYPE | SIZE<br>(SF) | TERM       | COMMENTS                                                                                                                                                                                            |
|--------------------|--------------|--------------|---------------|--------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1943-1945 W Sunset |              | \$7.75 SF/YR | NNN           | 5,905 SF     | Negotiable | 5,905± SF office/warehouse space for lease at \$7.75 PSF (NNN). Tenant responsible for CAM, taxes, and insurance (estimated at \$2.21 PSF). Estimated monthly rent: \$4,901.15 (includes est. CAM). |



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100 Years  
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Additional Photos



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Additional Photos

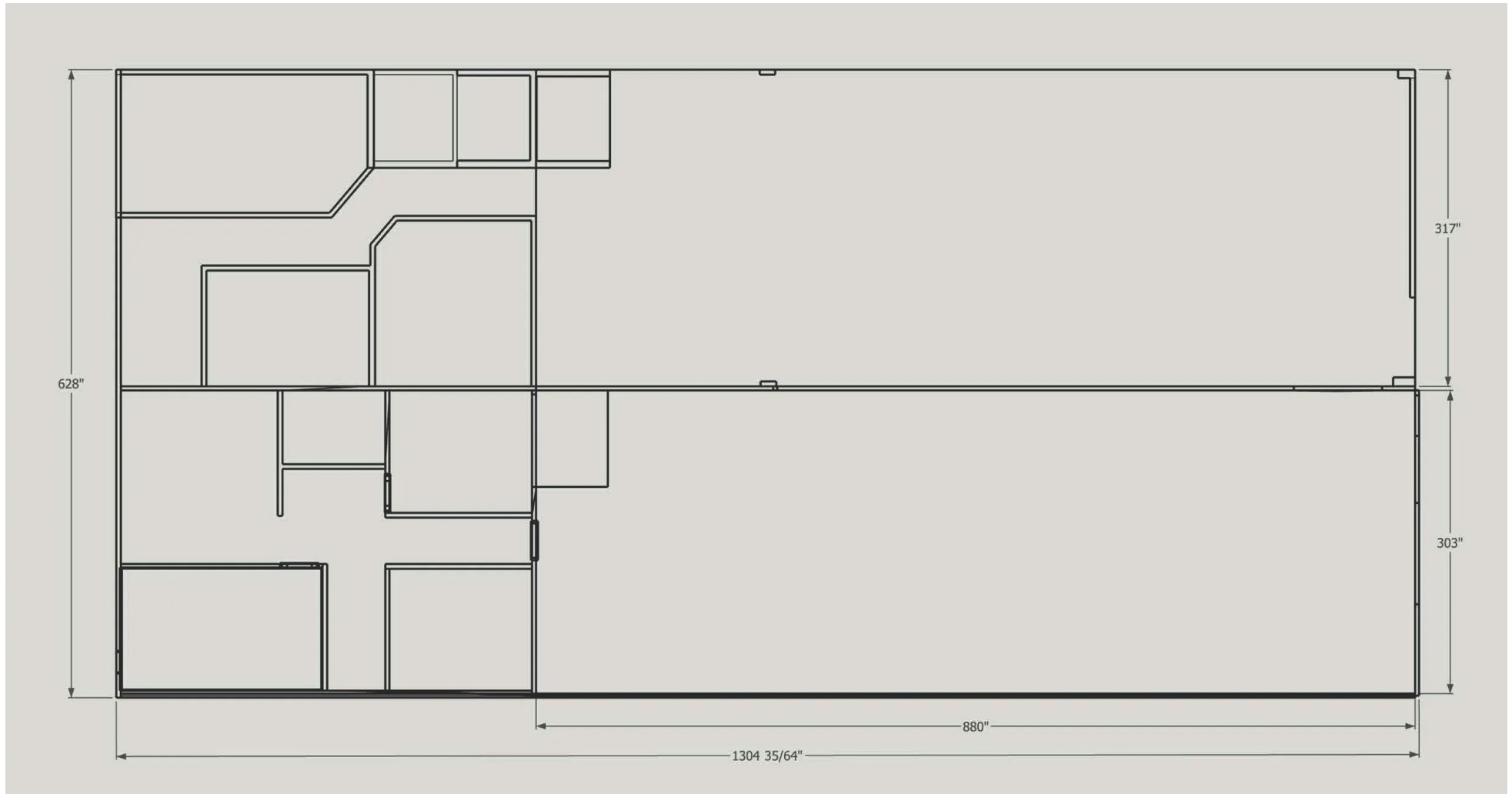


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Floor Plans



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Retailer Map



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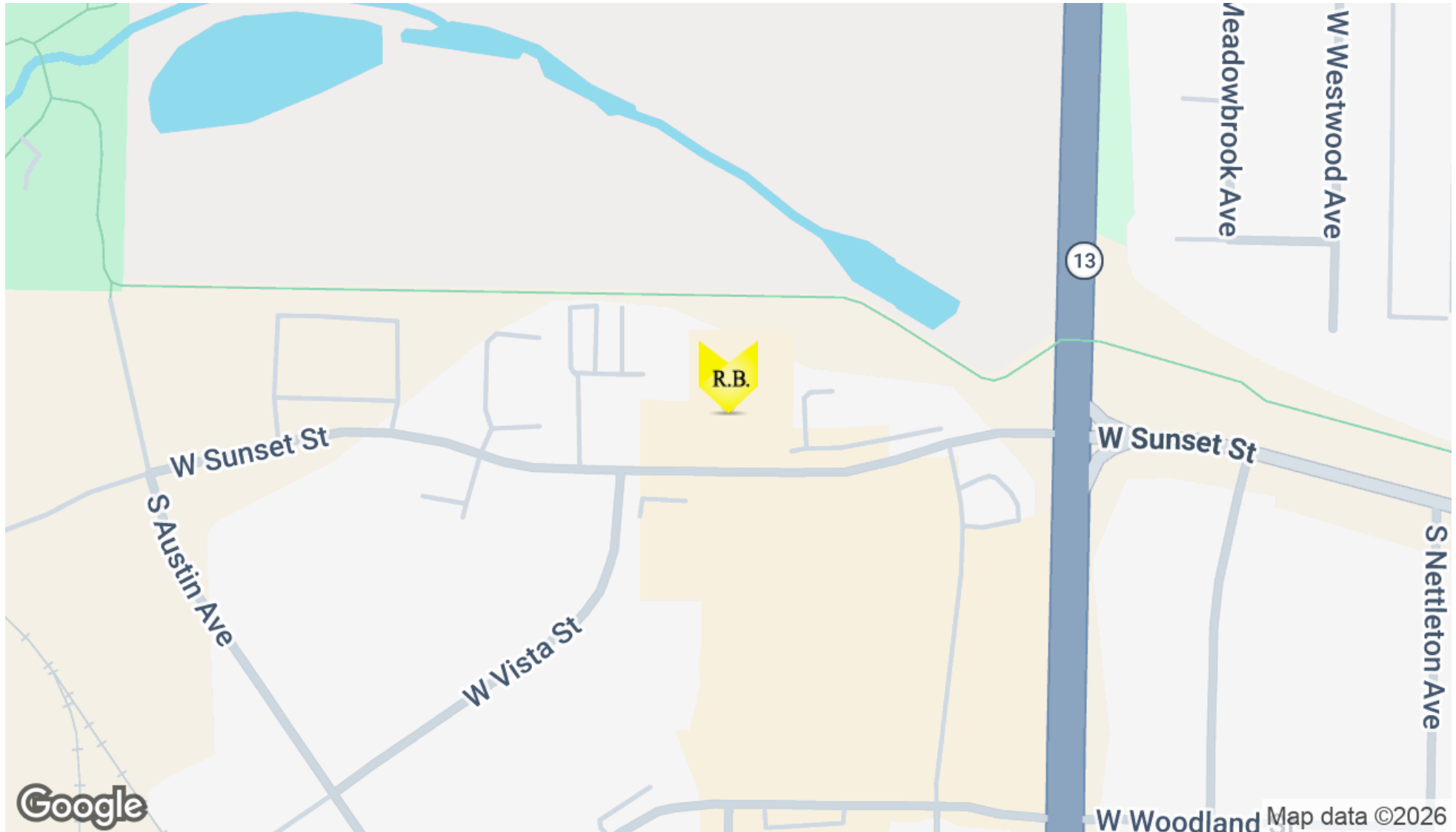
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**OFFICE/WAREHOUSE SPACE FOR LEASE**



Location Map



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Demographics Map & Report

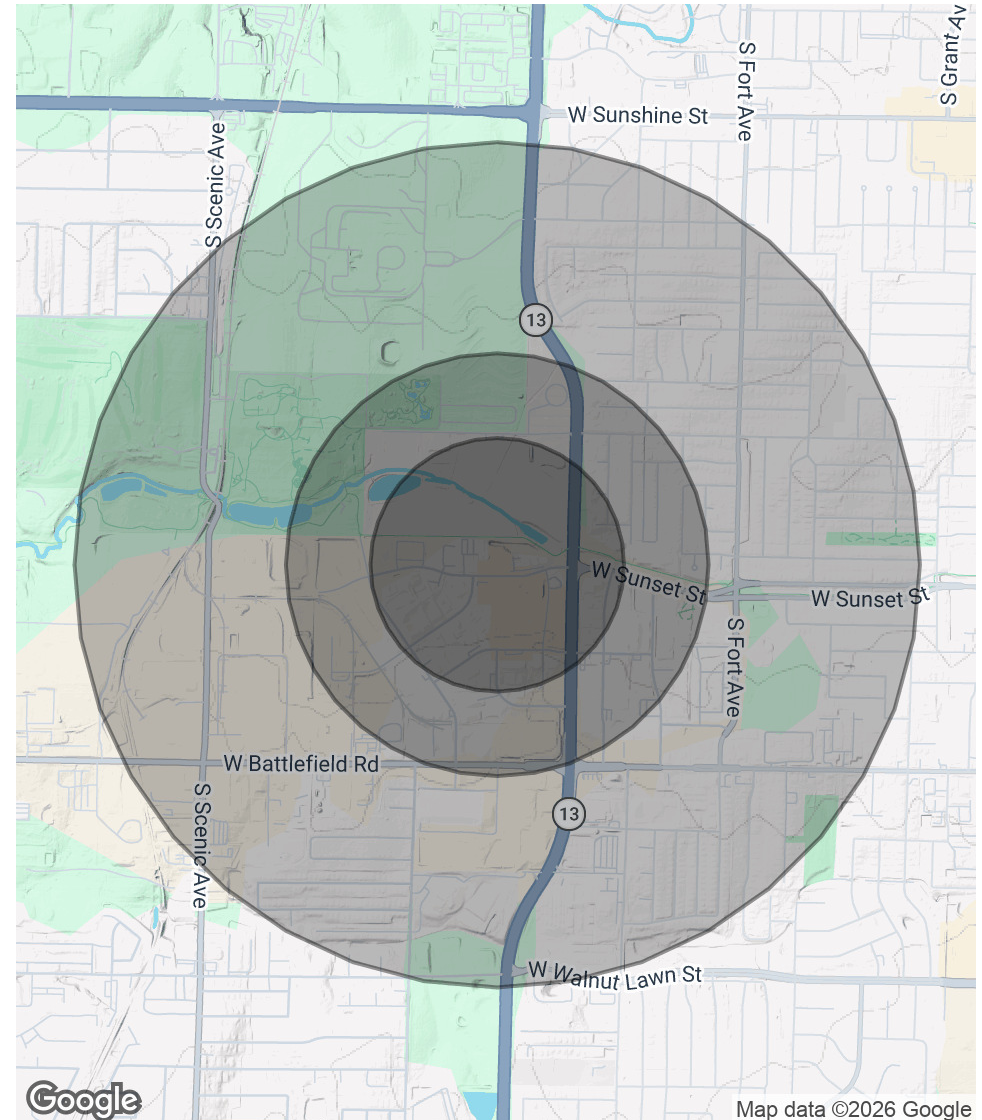
**POPULATION**

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 189       | 1,436     | 9,046  |
| Average Age          | 44        | 43        | 41     |
| Average Age (Male)   | 39        | 39        | 38     |
| Average Age (Female) | 47        | 46        | 42     |

**HOUSEHOLDS & INCOME**

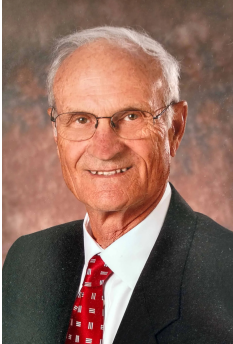
|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 86        | 740       | 4,201     |
| # of Persons per HH | 2.2       | 1.9       | 2.2       |
| Average HH Income   | \$62,324  | \$56,798  | \$56,254  |
| Average House Value | \$169,068 | \$173,905 | \$165,014 |

2020 American Community Survey (ACS)



Advisor Bio

**ROBERT MURRAY, JR., SIOR**  
**Chief Financial Officer**



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**Professional Background**

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

**Memberships & Affiliations**

Society of Industrial and Office Realtors (SIOR)

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