

LEASE

107,836 SF Premium Distribution Center

3000 EAST SAWYER ROAD

Republic, MO 65619

PRESENTED BY:

TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

amazon

ANYTHINGpossible
—brands—

McLANE

Lew's

red monkey
foods

Drury Lane

E Sawyer Road

SVN
RANKIN COMPANY, LLC

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7.00 SF/yr (NNN)
BUILDING SIZE:	107,836 SF
SPRINKLER SYSTEM:	ESFR
ELECTRICAL SERVICE:	1200-amp, 480-volt, 3 Phase
CLEAR HEIGHT:	32'
YEAR BUILT:	2017
2024 RE TAXES:	\$82,916 (\$0.77/SF/YR)
MAJOR CROSS STREETS:	Highway MM & Sawyer Road

TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

LOCATION DESCRIPTION

Next to Amazon's new 1.3 million SF Fulfillment Center in Republic, Mo. Near Highway MM and James River Freeway with easy access to I-44 and Highway 65.

BUILDING SPECIFICATIONS:

- Office/Breakroom is 13,436 sf
- Production area is 21,000 sf
- Warehouse area is 73,400 sf
- Constructed with 10" insulated precast concrete panels
- 42'10" tall, 32' clear height
- Roof - Standing Seam & TPO with R-value of 19
- Dock doors - 10 with 25,000 lb mechanical pit levelers, dock lights and dock seals with drop curtains & bummers
- Drive-in door- One, 12'2" x 14' with electric operator
- Floor - 7" thick concrete with fiber mesh and 4,000 PSI mix and Ashford sealer
- ESFR Sprinkler System - 125 hp electric jockey fire pump with 2000 gpm@ 80 psi
- Locker room - 160 personal lockers with benches
- 30' x 50' ForkLift/Battery Charging room
- Anteroom - Hardened Area for 150 people
- Restrooms in both the office and warehouse areas
- HVAC Rooftop package units: Office - 30 tons (6 units, various sizes). Warehouse - 120 tons (12-10 ton units). Production - 50 tons (2-25 ton units) with HEPA filter system
- Racking and other equipment to be negotiated separately
- This Building is being advertised as a Sublease

ADDITIONAL PHOTOS



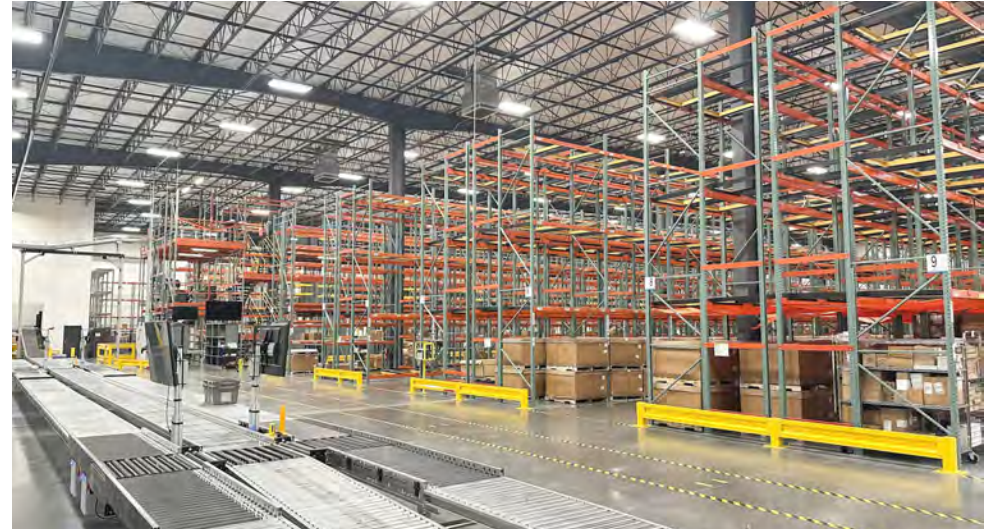
TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

ADDITIONAL PHOTOS



TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

ADDITIONAL PHOTOS



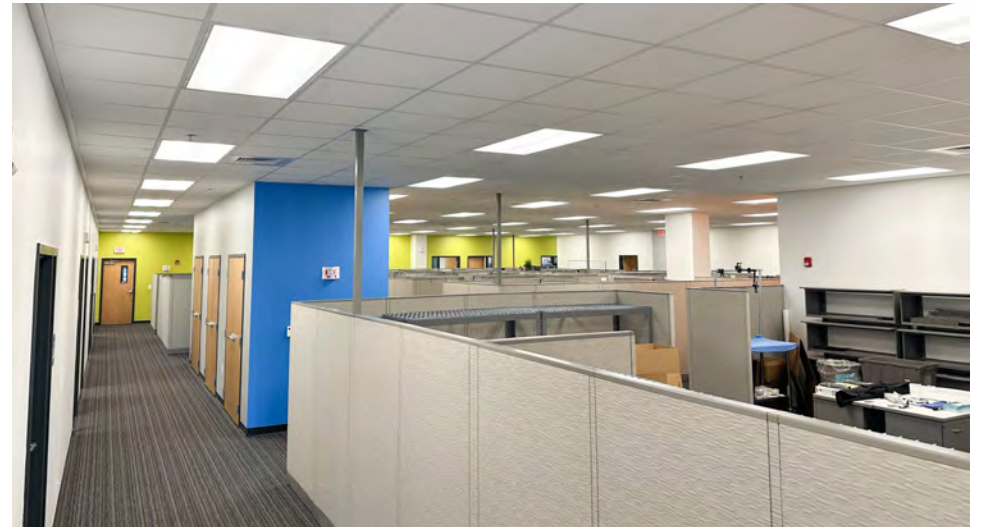
TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

ADDITIONAL PHOTOS



TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

ADDITIONAL PHOTOS



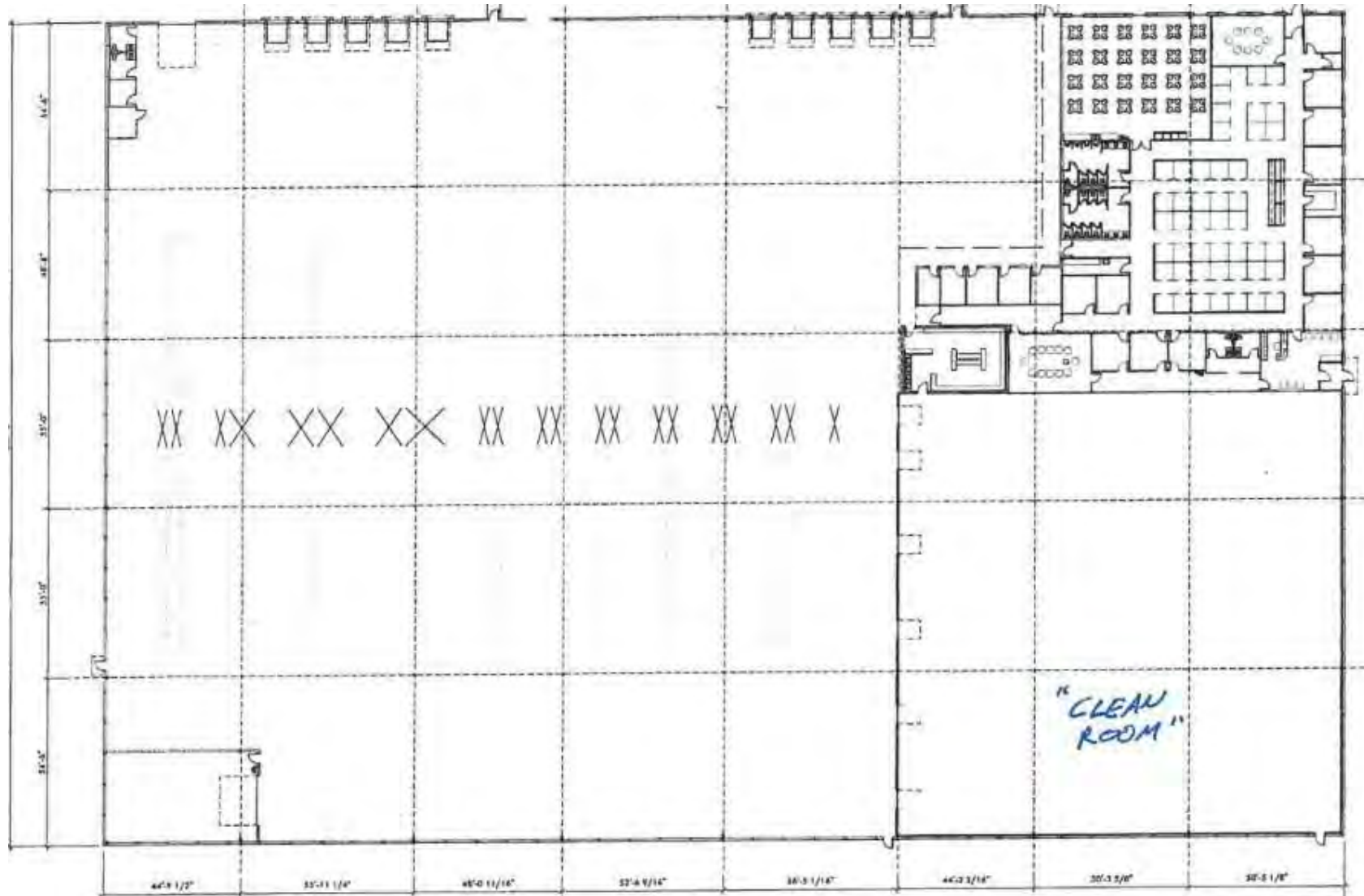
TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

ADDITIONAL PHOTOS



TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

ADDITIONAL PHOTOS



TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

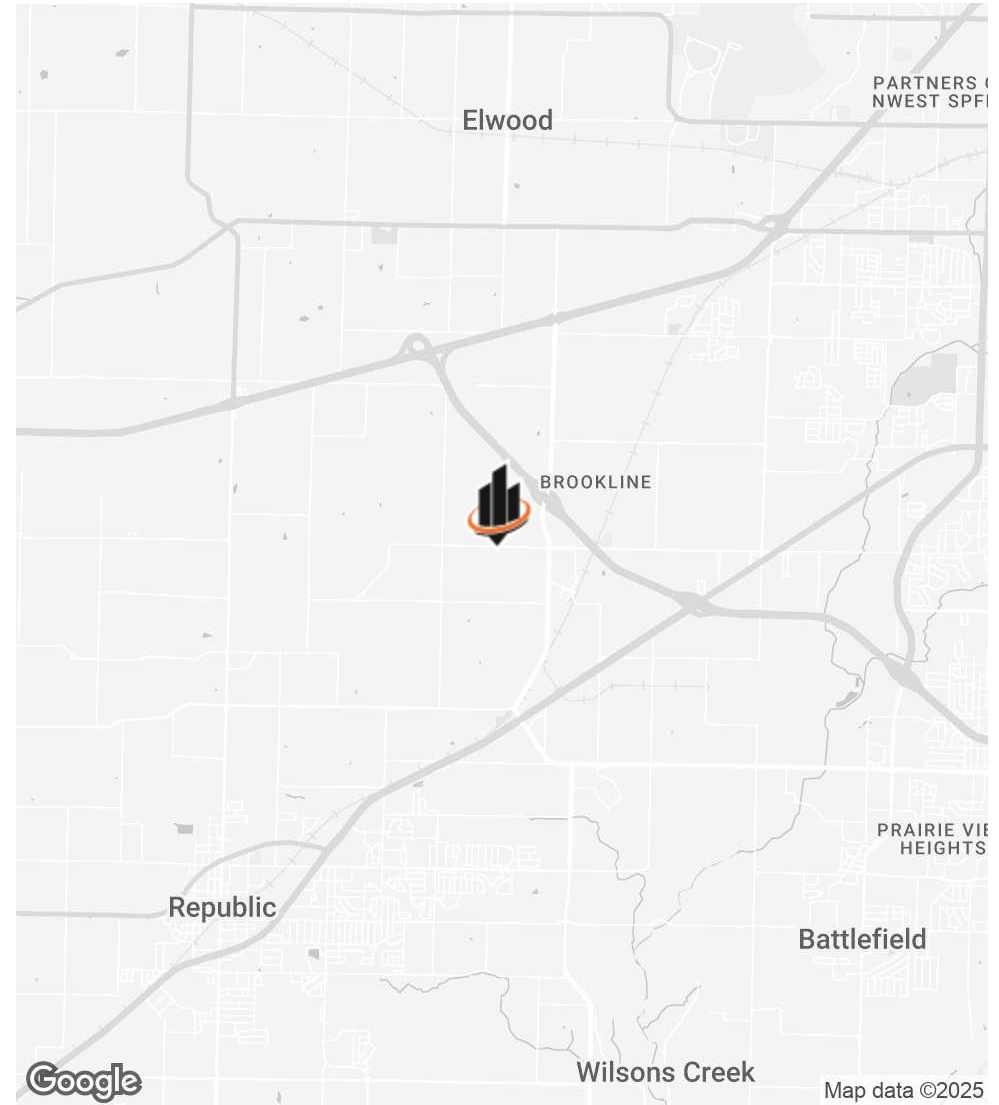
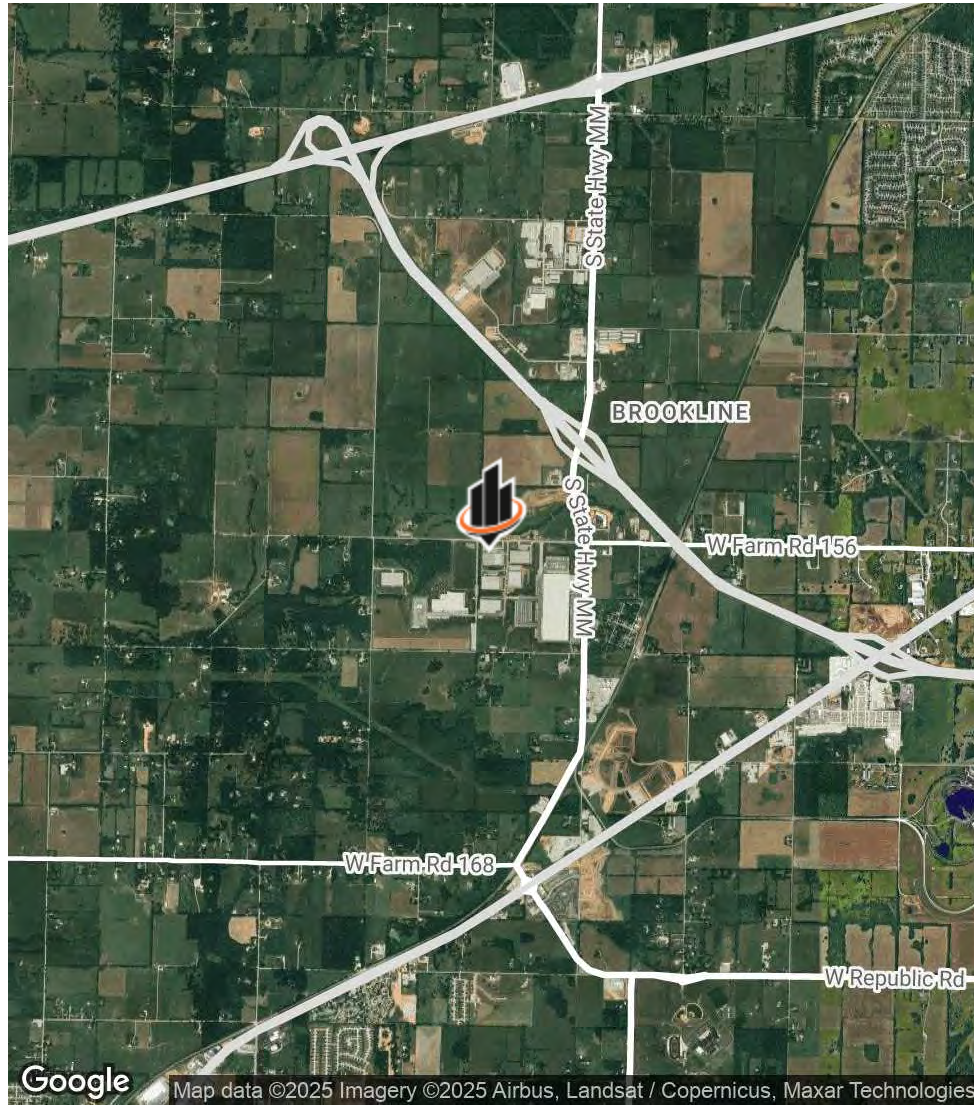
Missouri #1999010458

107,836 SF PREMIUM DISTRIBUTION CENTER FOR LEASE | 3000 East Sawyer Road Republic, MO 65619

SVN | RANKIN COMPANY, LLC

9

LOCATION MAP



TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

107,836 SF PREMIUM DISTRIBUTION CENTER FOR LEASE | 3000 East Sawyer Road Republic, MO 65619

SVN | RANKIN COMPANY, LLC

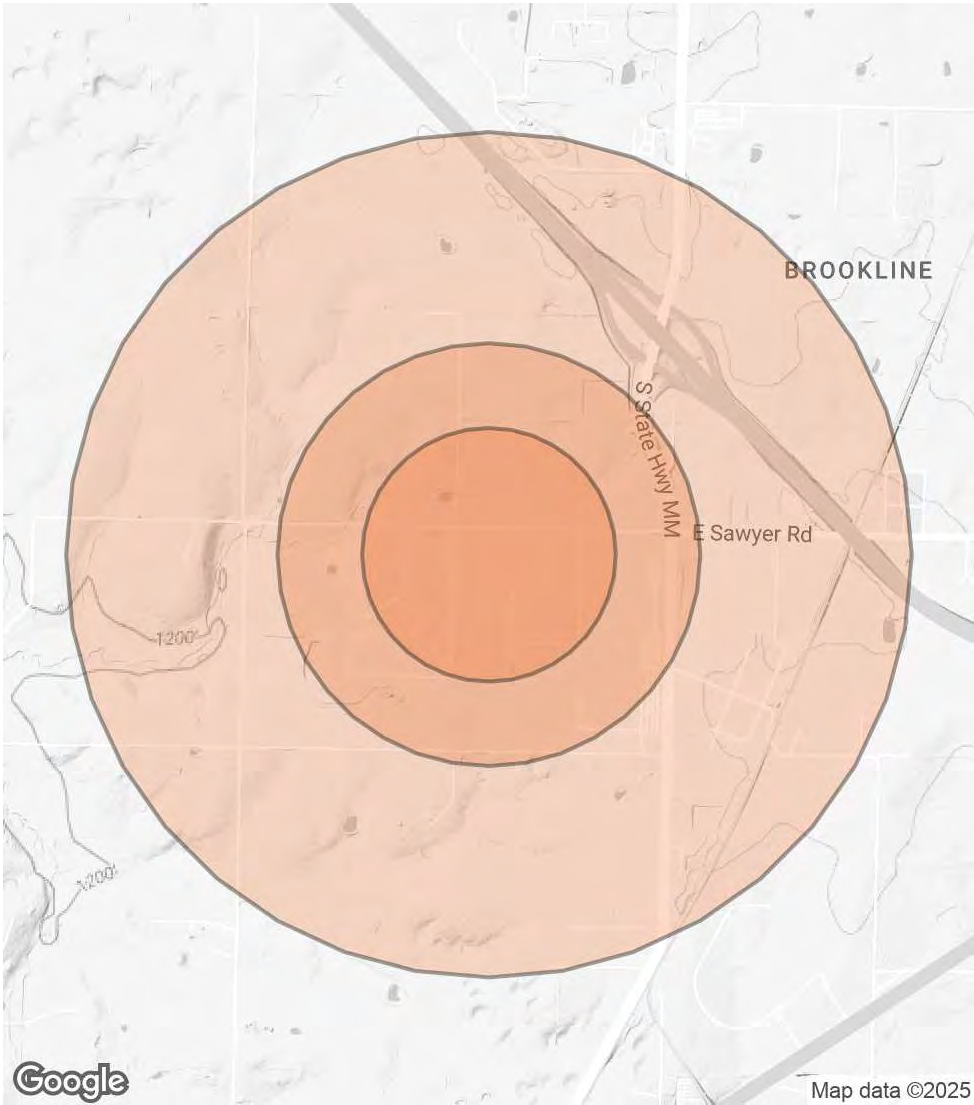
10

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1	5	199
AVERAGE AGE	41	40	38
AVERAGE AGE (MALE)	42	40	38
AVERAGE AGE (FEMALE)	41	40	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	0	2	71
# OF PERSONS PER HH		2.5	2.8
AVERAGE HH INCOME	\$103,041	\$102,403	\$101,458
AVERAGE HOUSE VALUE	\$271,669	\$264,226	\$253,207

Demographics data derived from AlphaMap



TOM RANKIN, CCIM
O: 417.860.2577
tom.rankin@svn.com
Missouri #1999010458

ADVISOR BIO



TOM RANKIN, CCIM

Managing Director

tom.rankin@svn.com

Direct: 417.860.2577 | Cell: 417.860.2577

Missouri #1999010458

PROFESSIONAL BACKGROUND

Tom Rankin, CCIM, has lived in southwest Missouri for over 45 years. In 1990, he started Rankin Company specializing in the general brokerage of commercial real estate. Soon there after he launched Rankin Development, specializing in the development of industrial projects. In 2006, Rankin Company affiliated with the national brokerage firm SVN and in doing so, became the only nationally recognized real estate company with an office in southwest Missouri. SVN/Rankin Company has repeatedly attained the distinction of having one of the top 10 most productive offices (out of over 160) in SVN nationwide and most recently in 2015.

His most recent development projects are North Creek Business Park, a 108 acre distribution and warehouse project, a 15 acre retail project called The Shoppes at James River and a 98 acre retail project called Springfield Plaza. Tom has developed over 600,000 sf of industrial built-to-suit projects ranging in size from 40,000-108,000 sq. ft. for many national and regional companies.

COMMUNITY INVOLVEMENT:

- Sprinafield Business Development Corp. - Past President

SVN | Rankin Company, LLC
2808 S. Ingram Mill, Suite A100
Springfield, MO 65804
417.887.8826

TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

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.

TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458