

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



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

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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 & bimmers
- 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



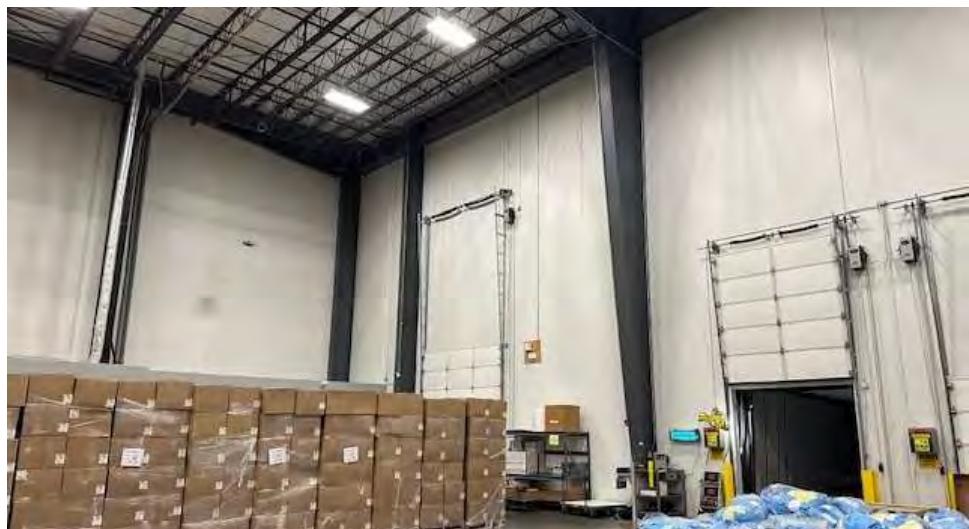
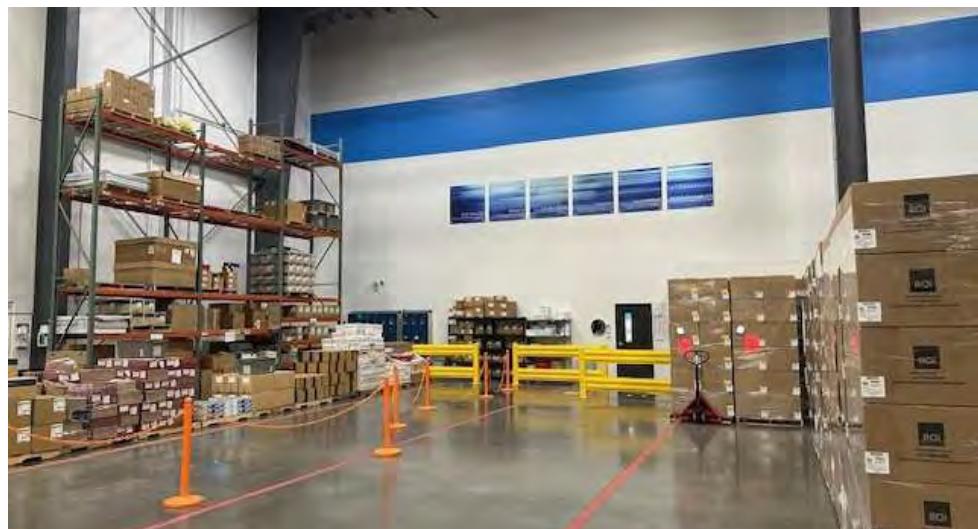
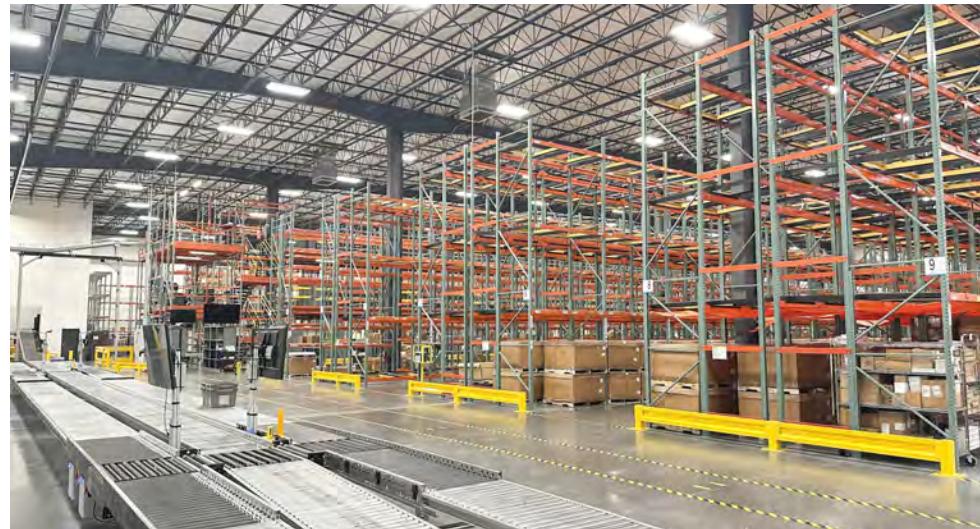
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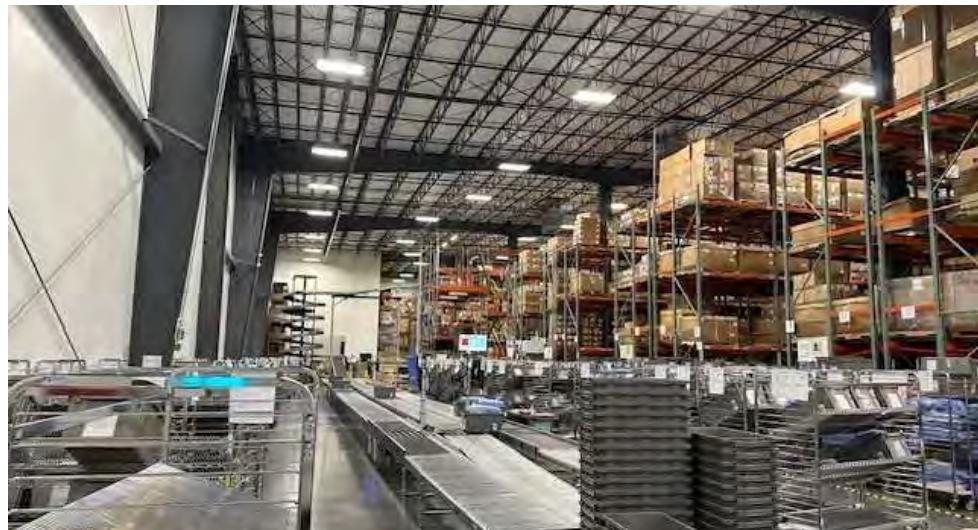
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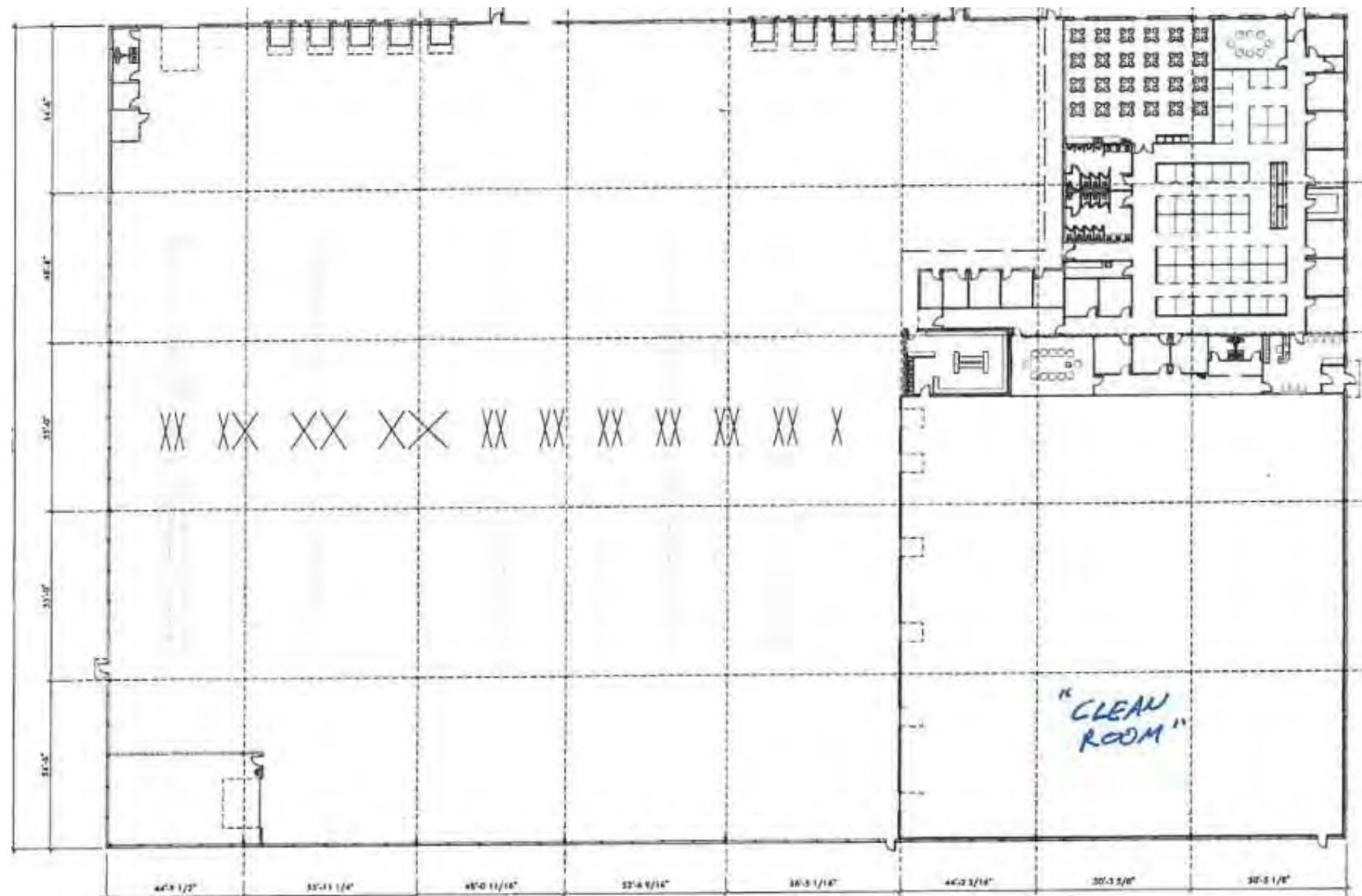
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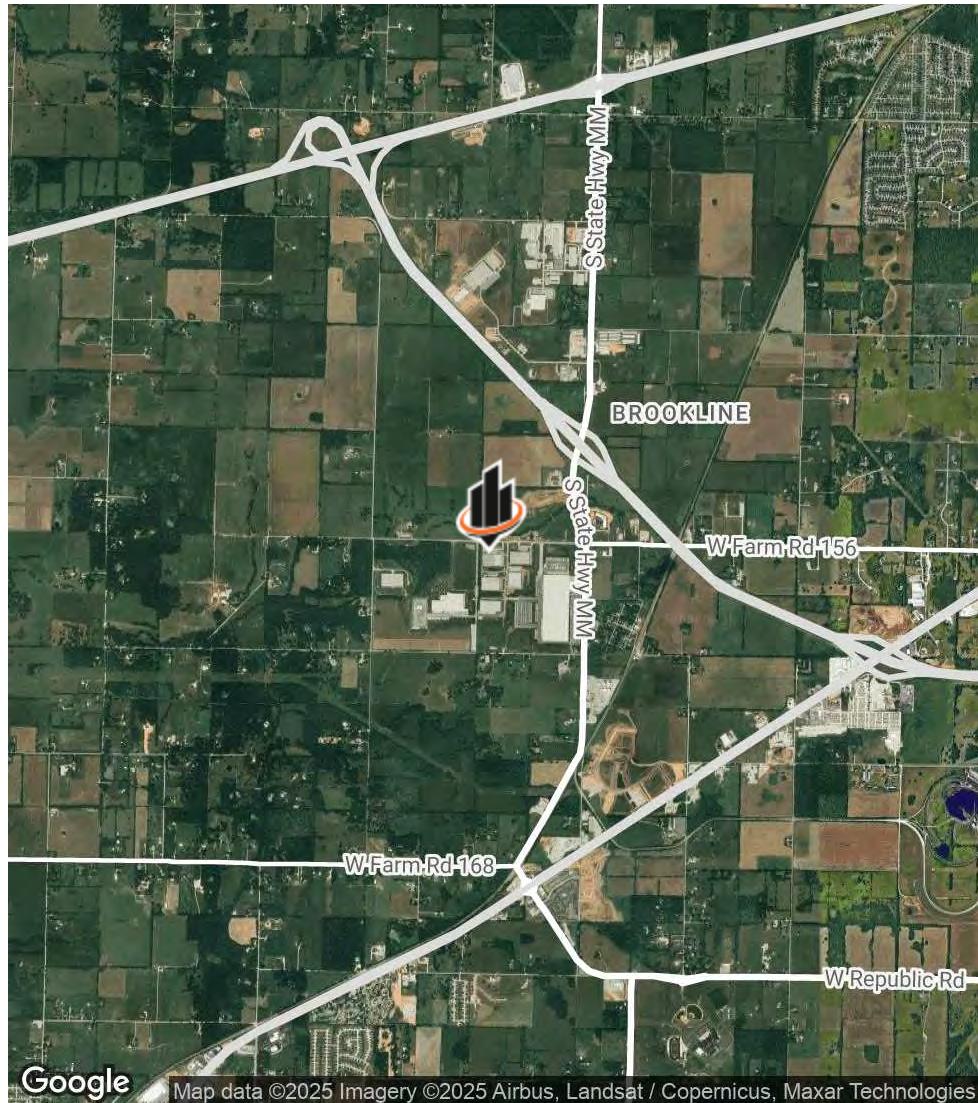
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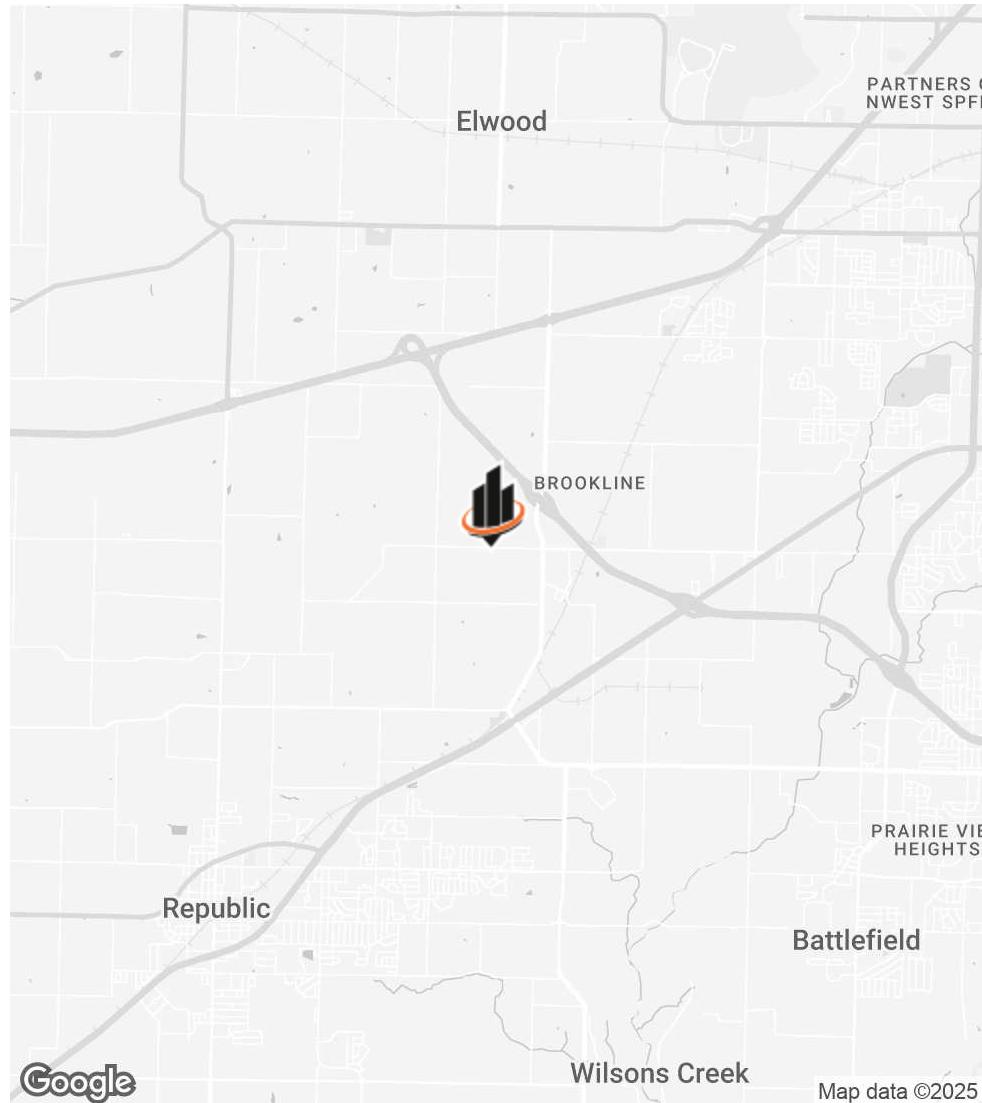
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LOCATION MAP



Google

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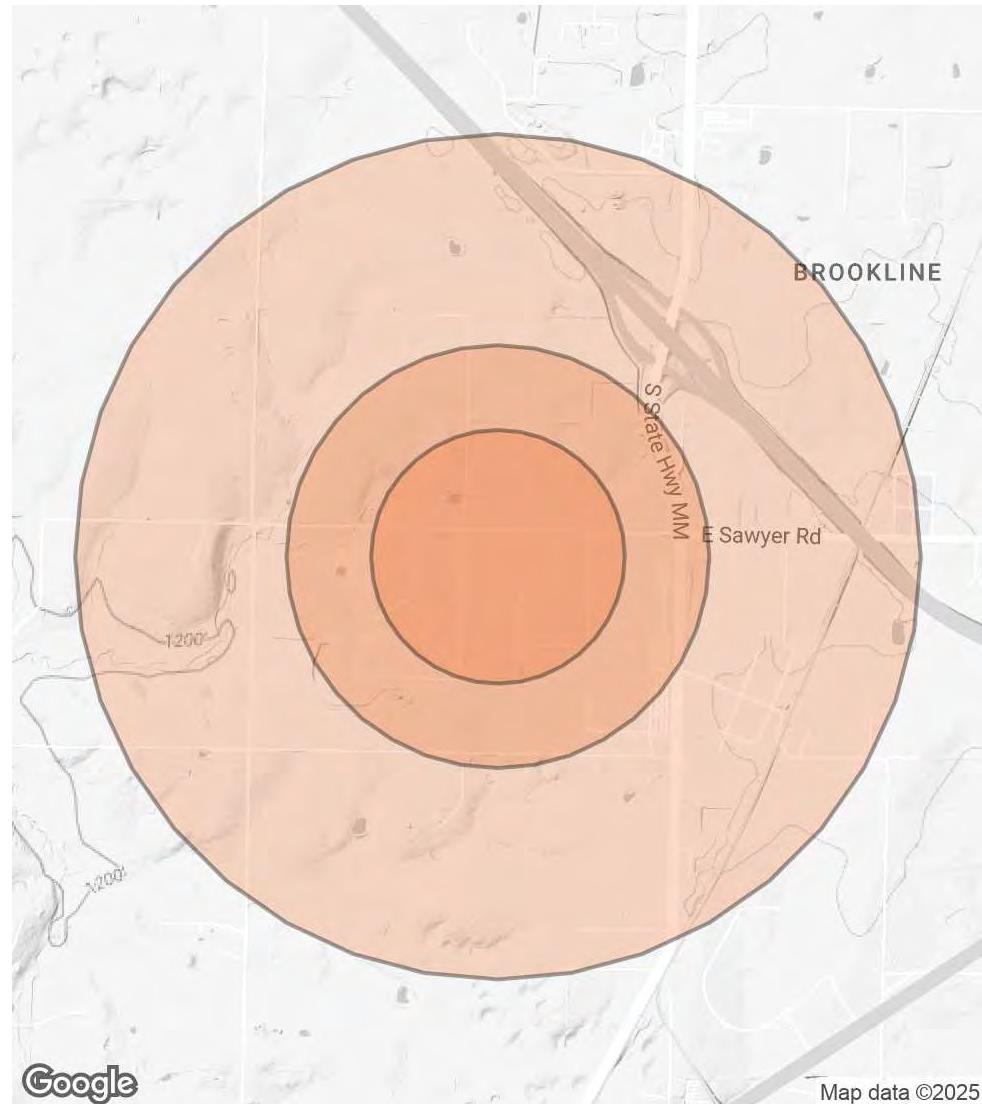
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DEMOGRAPHICS MAP & REPORT

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



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ADVISOR BIO



TOM RANKIN, CCIM

Managing Director

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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:

- Springfield Business Development Corp. - Past President

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