



1880 N. Prairie Ave. - Springfield, Mo.

Property Information:

Warehouse: 13,600 sq. ft.

Purchase Price: \$893,000

Prime Industrial Property – 13,600 SF with Office & Warehouse Space

This versatile 13,600 SF industrial property is ideal for a variety of manufacturing, distribution, or operational needs. The space includes a 3,140 SF office area featuring a spacious reception area, central work area with a kitchen, three private offices, and two restrooms with tub/shower facilities. Three large areas on the south side provide additional flexibility for workspace or storage.

The warehouse space is divided into two areas:

- 3,960 SF (climate-controlled) with a 14' x 14' overhead door
- 6,500 SF with two 10' x 10' overhead doors and a 2' dock

Zoned Heavy Manufacturing (HM), this property is well-suited for industrial operations. Additionally, an adjoining 1.2-acre lot, also zoned HM, is available for purchase, providing expansion opportunities.

Contact us today to schedule a tour and explore the potential of this exceptional industrial space!

Warehouse FOR SALE



1880 N. Prairie Ave. - Springfield, Mo.



GALEN PELLHAM, AIA, CCIM
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1625 E Primrose, Springfield, MO 65804
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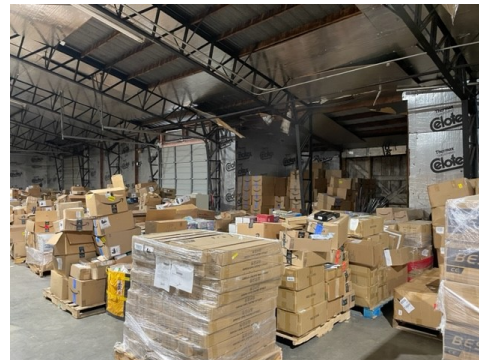
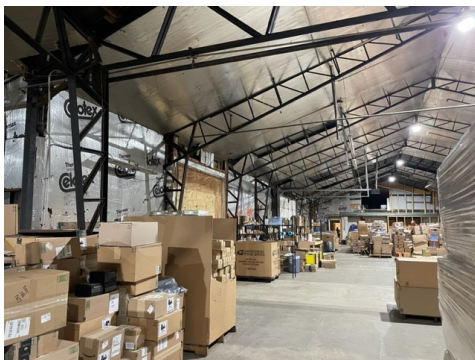


Disclaimer: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is recommended that your attorney and accountant advise you on all legal and tax matters. Engineers and tradesmen are recommended for determining questions on all physical aspects of site and improvements.

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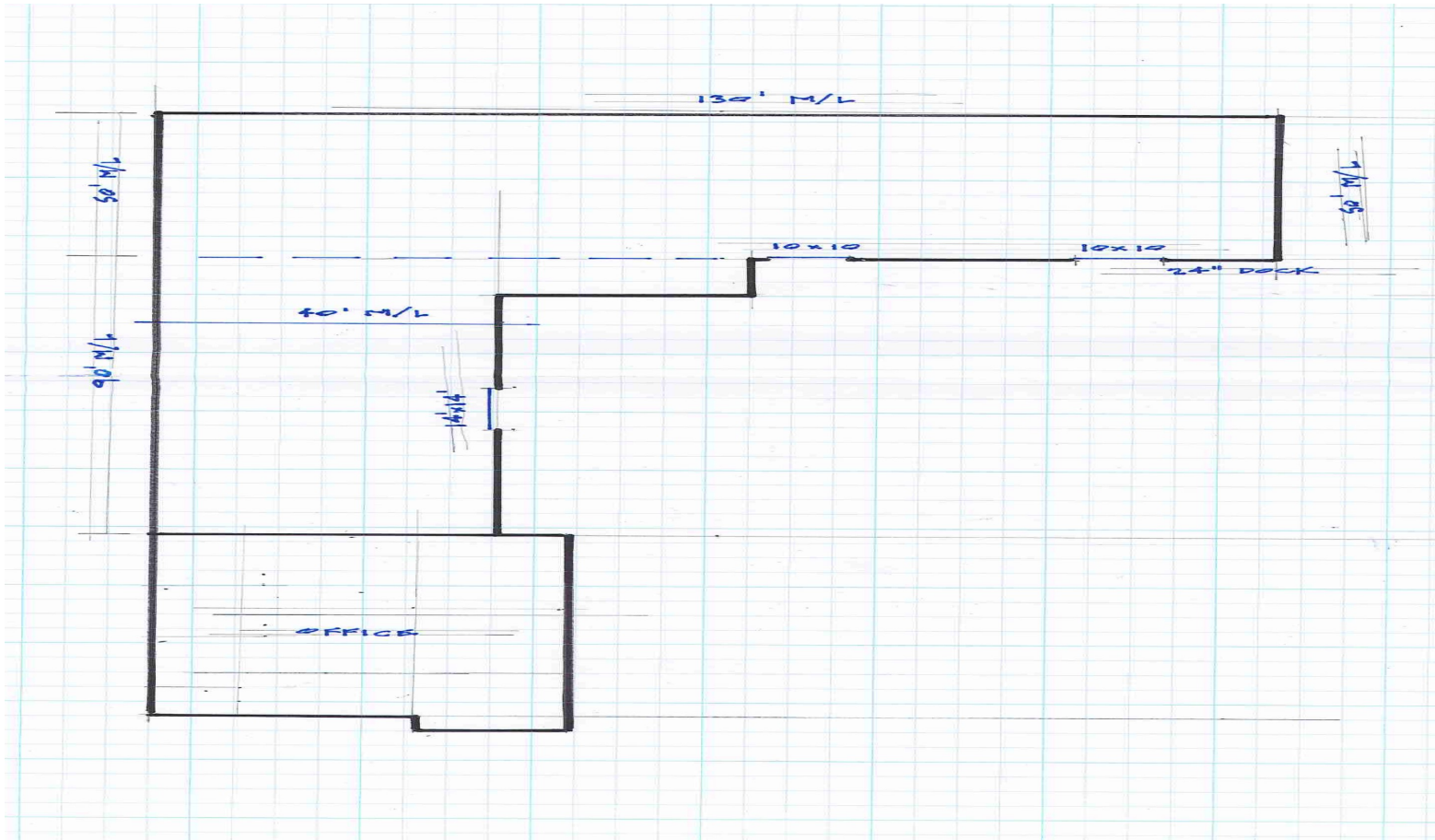


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Floor Plan



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Aerial



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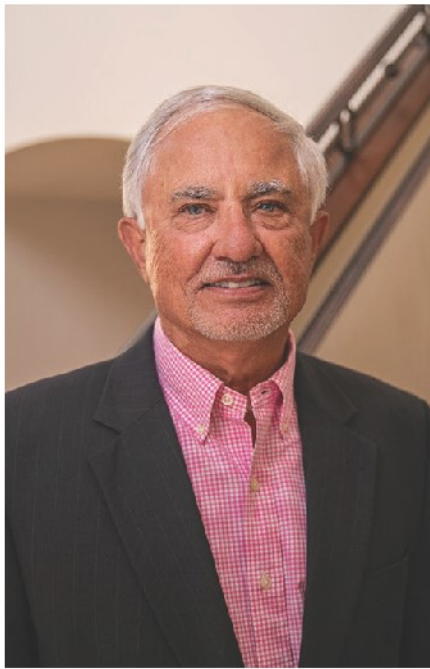
Property Location:

From Kansas Expressway, turn west on Atlantic, then south on Prairie, property is end of street.

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GALEN PELLHAM AIA, CCIM
SBJ Trusted Adviser

- 1971 • **Bachelor of Architecture:** University of Arkansas
- 1975 • **AIA:** American Institute of Architects
- 1979 • **Pellham-Phillips:** Architects & Engineers
- 1984 • **White Rock Marathon, Dallas TX:**
26.2 miles, 3:14 Hours, 7:24/Mile.
- 1985 • **Pellham-Phillips-Hagerman:** Architects & Engineers
- 1999 • **Brokers License:** Missouri Real Estate Commission
- 2000 • **CJR Commercial:**
Top Producer of 354 Carol Jones/CJR Commercial Agents.
- 2001 • **CCIM:** Certified Commercial Investment Member:
Recognized Expert in the Discipline of Commercial and Investment Real Estate Specializing in Market, Financial, and Investment Properties.
- 2012 • **Gold Medal, Lifetime Member:**
1 of 5 Recipients of 1,700 Springfield Board of Realtors Agents
Based upon \$8m-\$16m sales volume for 3 consecutive years.
- 2022 • **Platinum Medal, Lifetime Member:**
1 of 17 Recipients of 2,600 Springfield Board of Realtors Agents.
Based upon \$25m sales volume and 35 transactions.
- 2023 • **Trusted Advisers: Springfield Business Journal**
1 of 20 Recipients Selected by the Springfield Business Journal for
Accountants, Attorneys, Bankers, Financial Advisers, & Realtors
- 2007- Present • **Murney Associates, Realtors®**
 - \$1.6 Billion Annual Sales Volume, 600 agents, 4 locations.
 - RealTrends: Top 50 Independent R.E. Brokerages in the U.S.

• **Pellham-Phillips-Hagerman (PPH)**

- PPH designed many of Springfield's and Branson's notable projects and several other projects in 21 states, including:

Springfield

- **Busch Municipal Building - City of Springfield**
- **Techouse - City Utilities of Springfield**
- **Hammon's Hall for the Performing Arts**
- **Landers Theater Historical Restoration**
- **Ozark Technical Community College**
- **John Q. Hammons Office Building**
- **Schweitzer Church, Sanctuary**
- **St. Elizabeth Ann Seaton Church**
- **Second Baptist Church**
- **James River South Campus**

Branson

- **Branson City Hall & Addition**
- **Roy Clark Theater**
- **Jim Stafford Theater Renovation**
- **Glen Campbell Theater**
- **Dixie Stampede**
- **White River Landing - Branson Belle**
- **Great Geyser Treehouse - Silver Dollar City**
- **Ripley's Believe It or Not! Museum**
- **Top of the Rock Restaurant - Bass Pro Shops**
- **Chateau on the Lake - John Q. Hammons**

Hotels

- **Holidome, Stockton, CA.**
- **Collins Plaza, Cedar Rapids, IA.**
- **Bowling Green Plaza, Bowling Green, KY.**
- **Radisson Hotel, Davenport, IA.**
- **Kansas City Station Hotel, Kansas City, MO.**
- **Holiday Inn, Springdale, AR.**
- **Embassy Suites, Montgomery AL.**
- **Embassy Suites, Greensboro, NC.**
- **Embassy Suites, Columbia, SC.**
- **Embassy Suites, Des Moines, IA.**

Pellham has the technical knowledge to develop schematic designs formulating the "highest and best" use of his Client's property. As an Architect, Pellham has a "creative" approach to the real estate market, able to "visualize" uses of properties.

To expand on his Real Estate knowledge, Pellham obtained the CCIM designation gaining in-depth knowledge of **Financial Analysis** (measuring investment value performance); **Market Analysis** (supply and demand factors); **User Decisions Investment Analysis** (determining a client's investment strategy).

I have added running the White Rock Marathon to my Bio. For 2 years, I would run 3-6 miles 4 to 5 days a week, adding longer runs (11-21 miles) months before the marathon. This required running in the heat, rain, and cold, which required commitment and perseverance.

Running the 26.2 miles was challenging, hitting the "wall" at 23 miles, but sprinting to the finish line.

With that same commitment and perseverance, I serve my clients.



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