



**LEASE**

## 3,250 SF Office/ Warehouse

1531 N. COMMERCIAL ROAD, NIXA MO 65714

**PRESENTED BY:**

**JACK RANKIN**  
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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$9.50 SF/yr (Gross)
<b>AVAILABLE SF:</b>	3,250 SF
<b>LOT SIZE:</b>	1.1 Acres
<b>CROSS STREETS:</b>	HWY CC and Commercial Rd
<b>MARKET:</b>	Nixa, Missouri
<b>COUNTY:</b>	Christian

### PROPERTY OVERVIEW

Thank you for viewing this +/- 3,250 SF Office/Warehouse space located at 1531 N Commercial Rd in Nixa, Missouri. The property includes four offices, conference room, breakroom, restroom and a large reception area. The warehouse has three manual bay doors, one 12ft, and two 10ft. Premise has ample parking in the front and rear of the property. This location also features a fenced yard space behind the building available for tenant use. Please contact the listing agent for additional information or to schedule a showing. Available for occupancy June 1st, 2026.

### LOCATION OVERVIEW

This property has easy access to HWY CC allowing for quick connection to HWY 65 and the heart of downtown Nixa. The property is surrounded by other businesses within the industrial park, including, Lift Gym, G5 Enterprises, RestorFX, CC Links, Midwest Design Supply, and Jordan Essentials.

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**ADDITIONAL PHOTOS**

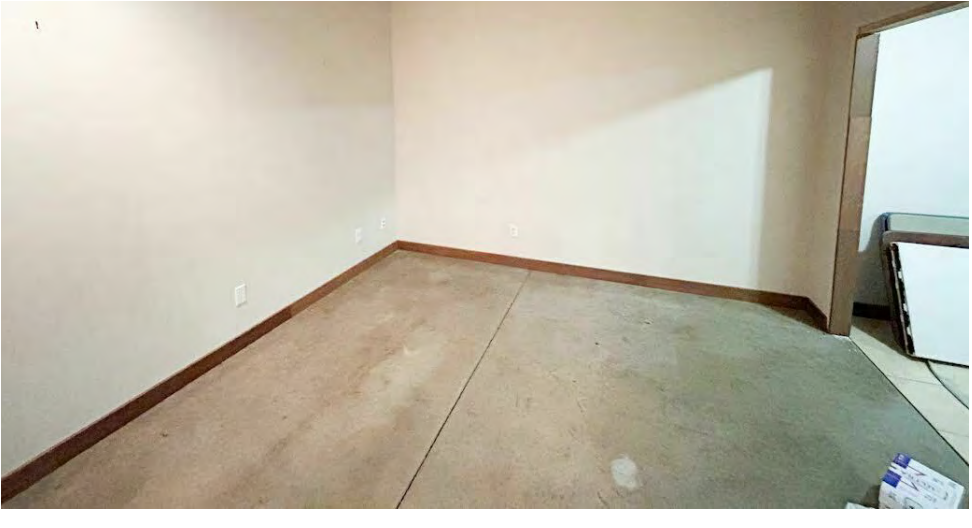


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## ADDITIONAL PHOTOS



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**AVAILABLE SPACE**

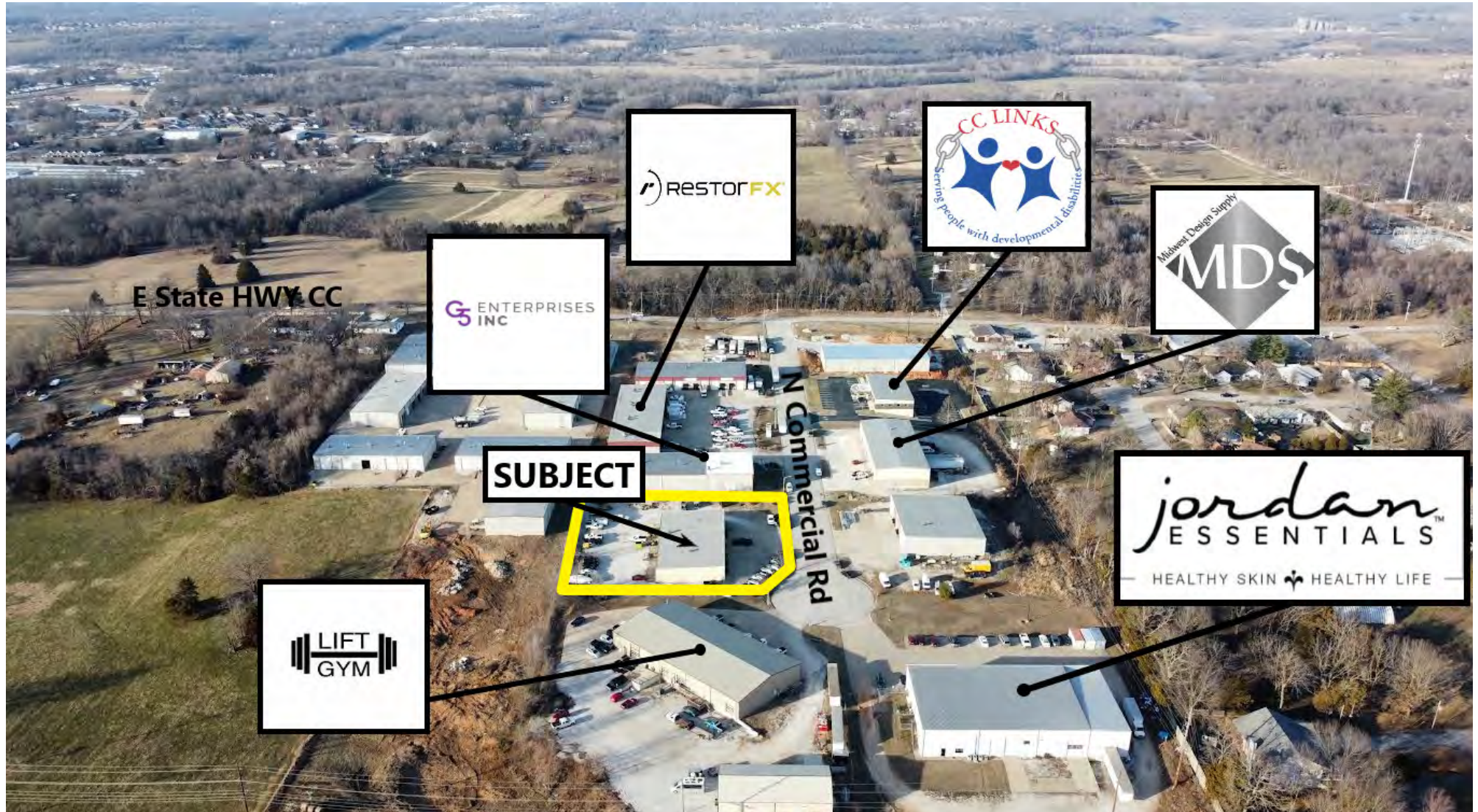


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# RETAILER MAP

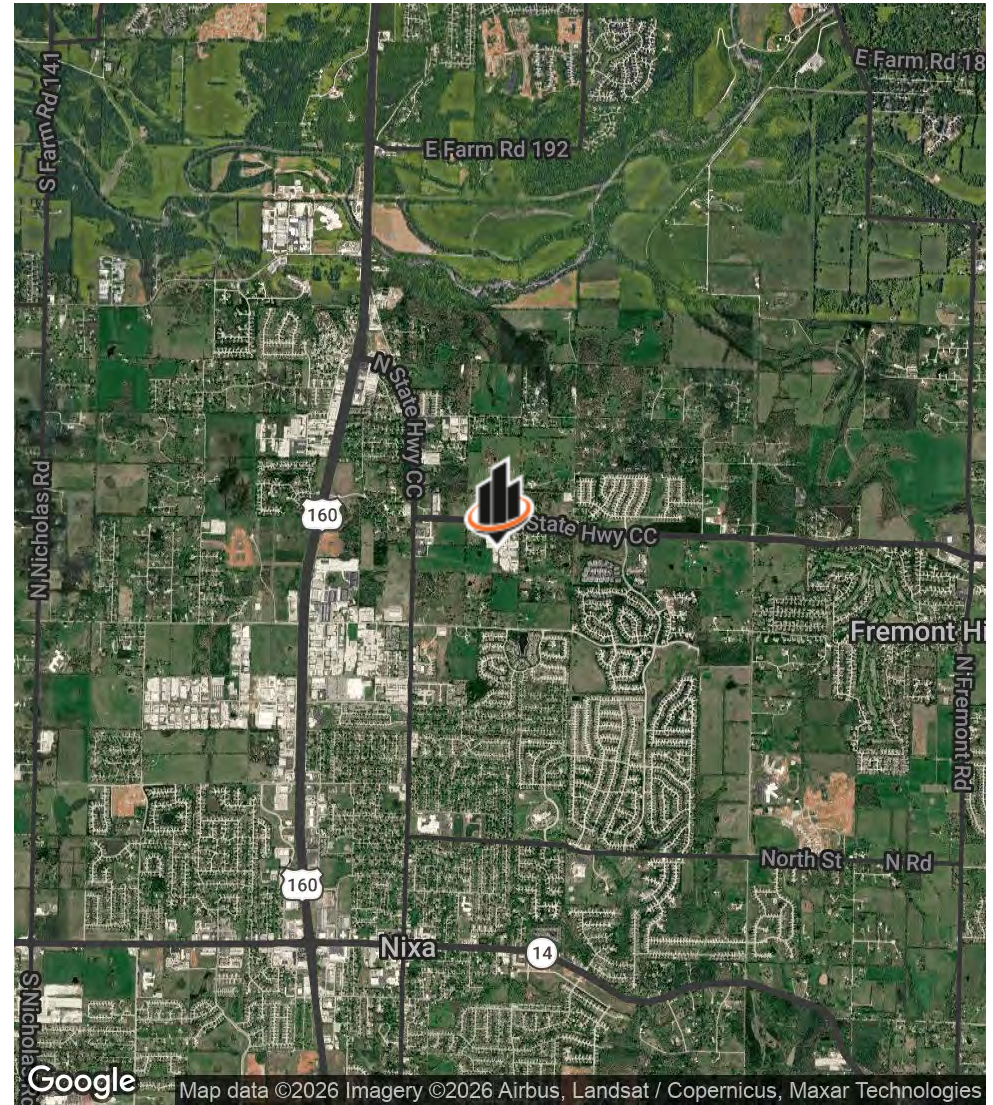
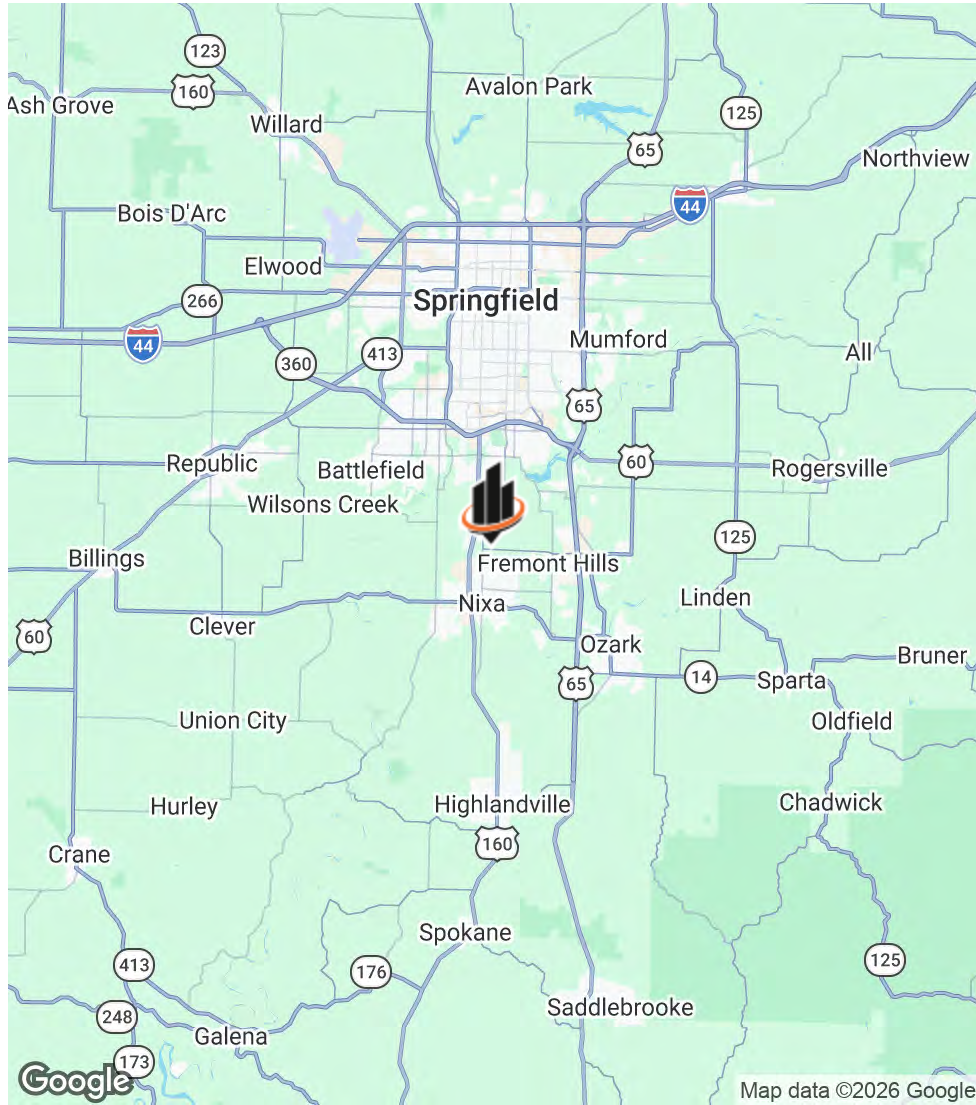


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# LOCATION MAP



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Our **unique business model is built on the power of collaboration and transparency** and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

200+  
OWNERS

2,000+  
ADVISORS  
& STAFF

\$13.2B  
TOTAL VALUE OF  
SALES & LEASE  
TRANSACTIONS

3  
GLOBAL OFFICES  
& EXPANDING

15  
CORE SERVICES  
& SPECIALTY  
PRACTICE AREAS

66M+  
SF IN PROPERTIES  
MANAGED

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## ADVISOR BIO



### JACK RANKIN

Associate Advisor

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## PROFESSIONAL BACKGROUND

After graduating in three years from Drury University in Springfield, Missouri with a Bachelor's degree in Business Management, Jack entered the commercial real estate industry in 2021, joining SVN / Rankin Company where he quickly established himself as a results-driven professional. He has since successfully completed over 140 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. For the past four years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties.

In recognition of his outstanding performance, he was named a 2024 CoStar Power Broker award winner, a prestigious honor given to top producers in the industry. He also received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of 2,000 SVN agents' nationwide. These awards highlight his specialized knowledge and commitment to professional excellence. With a client-first mindset, regional expertise, and a passion for delivering results, Jack is a trusted partner for investors, tenants, and property owners across Southwest Missouri.

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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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