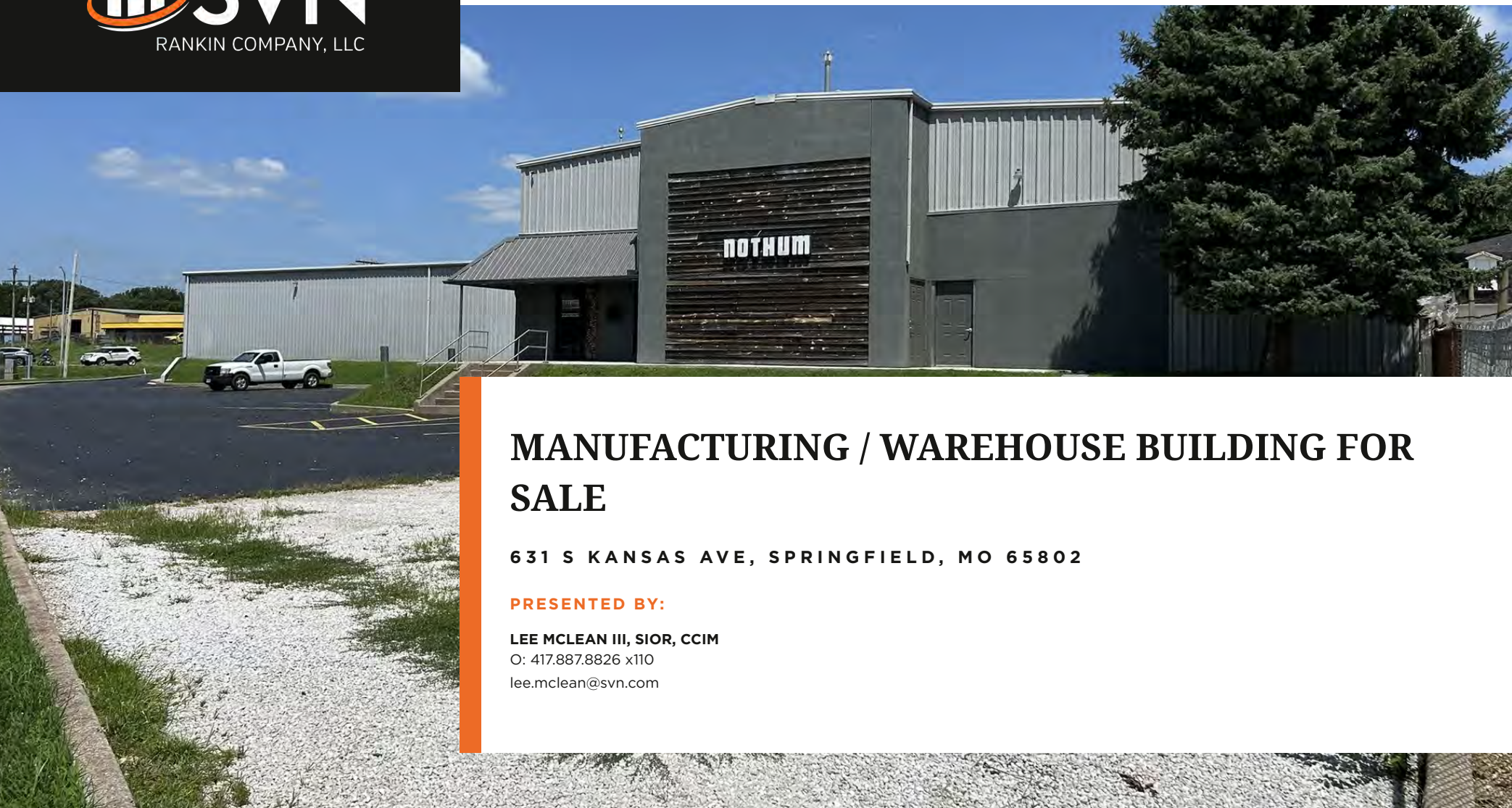




# Offering Memorandum



## MANUFACTURING / WAREHOUSE BUILDING FOR SALE

631 S KANSAS AVE, SPRINGFIELD, MO 65802

**PRESENTED BY:**

**LEE MCLEAN III, SIOR, CCIM**

O: 417.887.8826 x110

[lee.mclean@svn.com](mailto:lee.mclean@svn.com)

## PROPERTY SUMMARY

### MANUFACTURING / WAREHOUSE BUILDING FOR SALE

631 S KANSAS AVE  
SPRINGFIELD, MO 65802

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,000,000
<b>BUILDING SIZE:</b>	18,215 SF
<b>DOCKS:</b>	Two
<b>CEILING HEIGHT:</b>	16' 9" - 18' 4"
<b>PRICE / SF:</b>	\$109.80

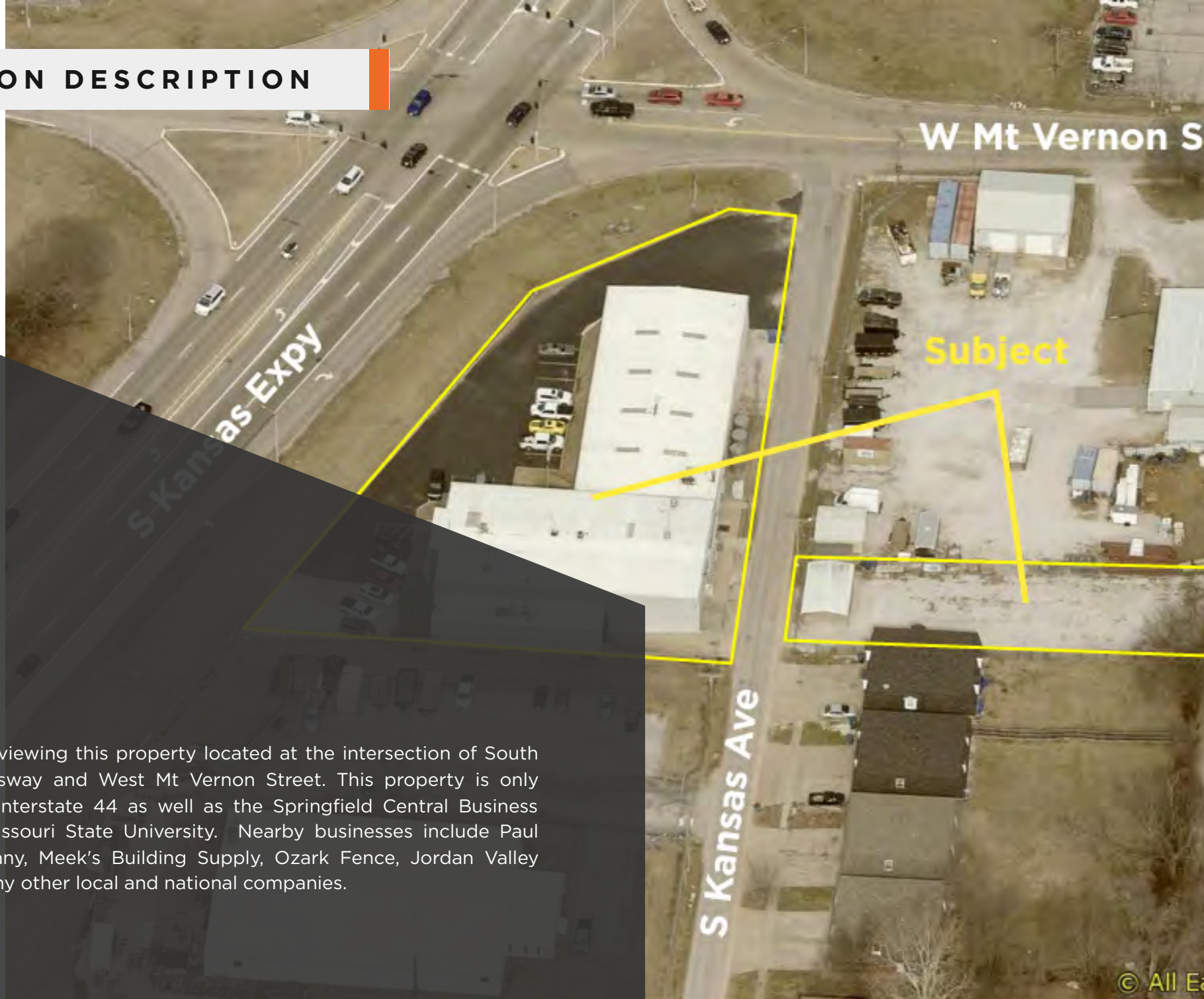
## PROPERTY SUMMARY

SVN is pleased to present this manufacturing and warehouse building for sale on Kansas Expressway in Springfield, MO. This property is roughly half office with the remaining manufacturing/production and warehouse space. There are two dock high doors and ceiling height in the productions areas of 16' 9" - 18' 4". The building has remodeled office space on the first and second floor along with a break room and additional support rooms. Offering includes additional lot at 626 S. Kansas Ave. which has been used as additional parking.





## LOCATION DESCRIPTION



Thank you for viewing this property located at the intersection of South Kansas Expressway and West Mt Vernon Street. This property is only minutes from Interstate 44 as well as the Springfield Central Business District and Missouri State University. Nearby businesses include Paul Mueller Company, Meek's Building Supply, Ozark Fence, Jordan Valley Health and many other local and national companies.



## EXTERIOR PHOTOS





## WAREHOUSE PHOTOS





## PRODUCTION ROOM PHOTOS



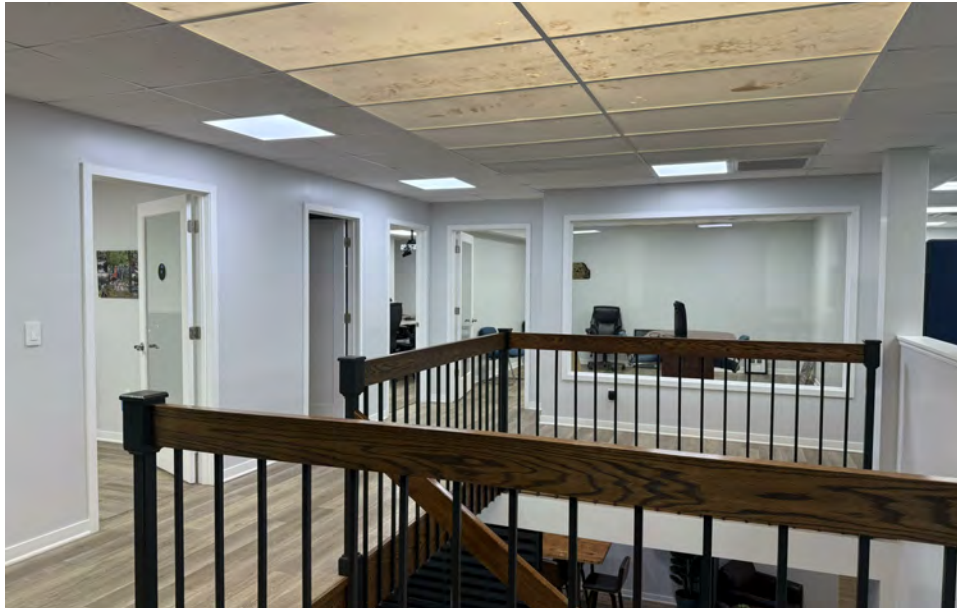


## FIRST FLOOR PHOTOS



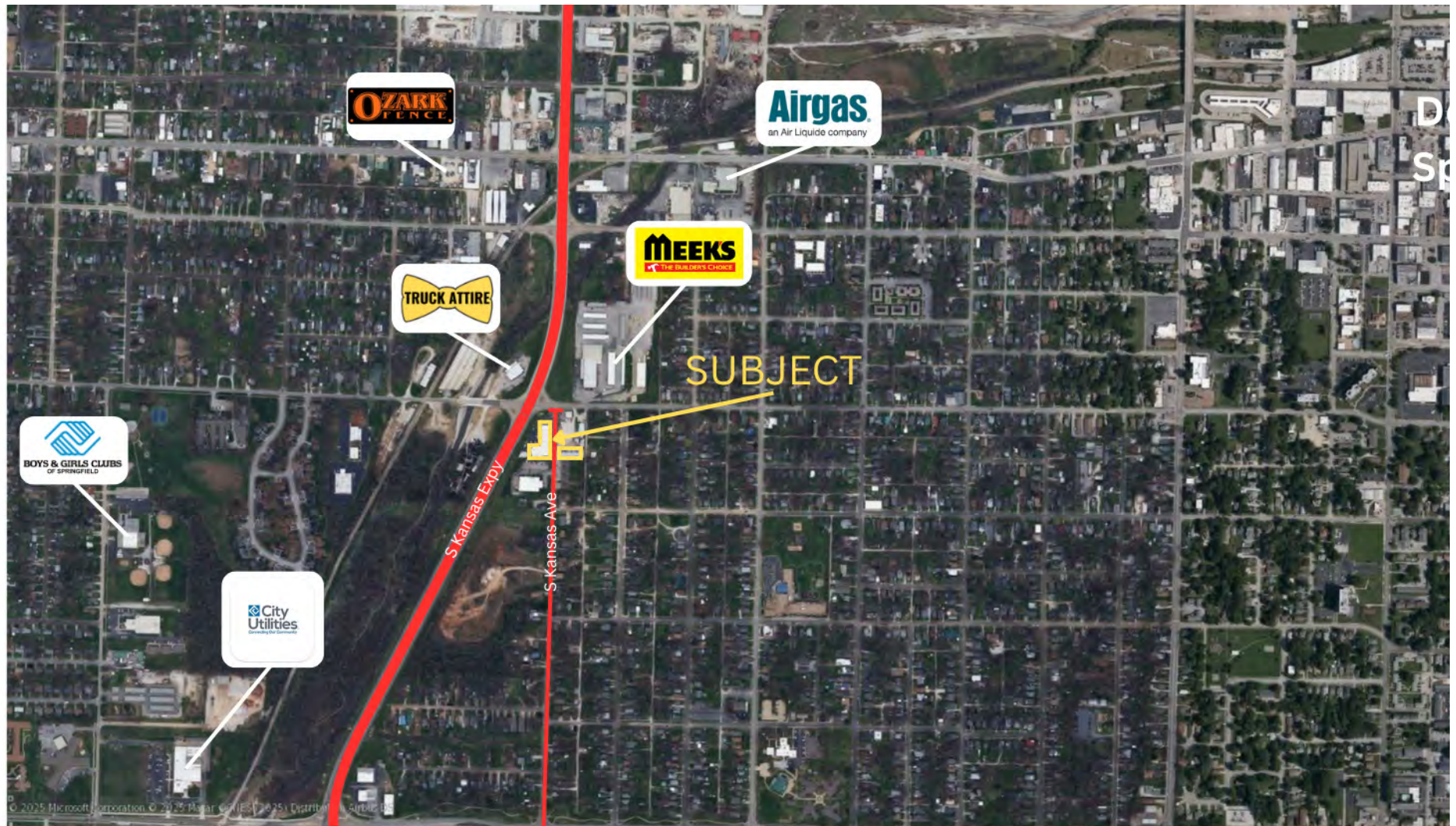


## SECOND FLOOR PHOTOS



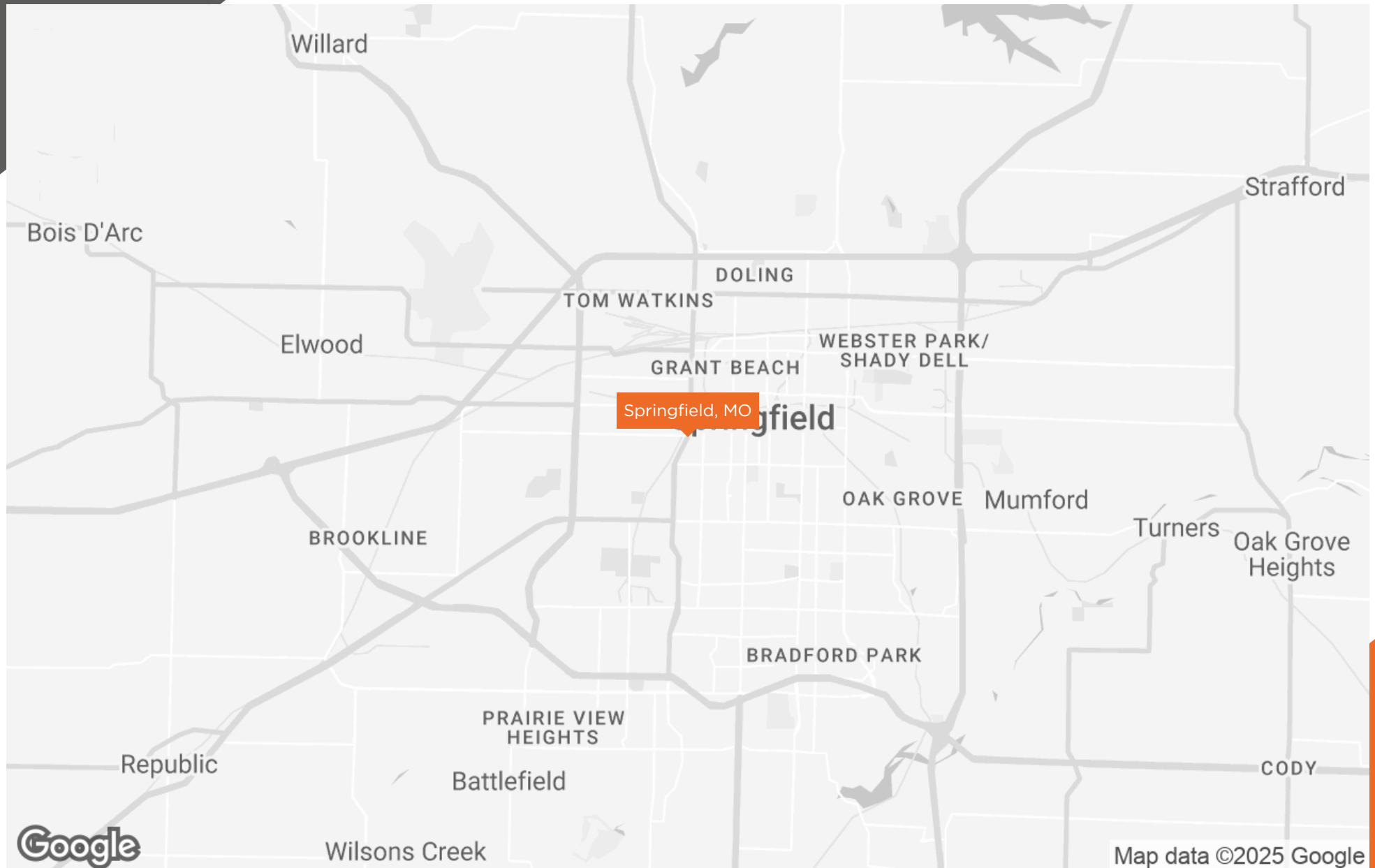


# RETAILER MAP





## REGIONAL MAP





# AERIAL MAP





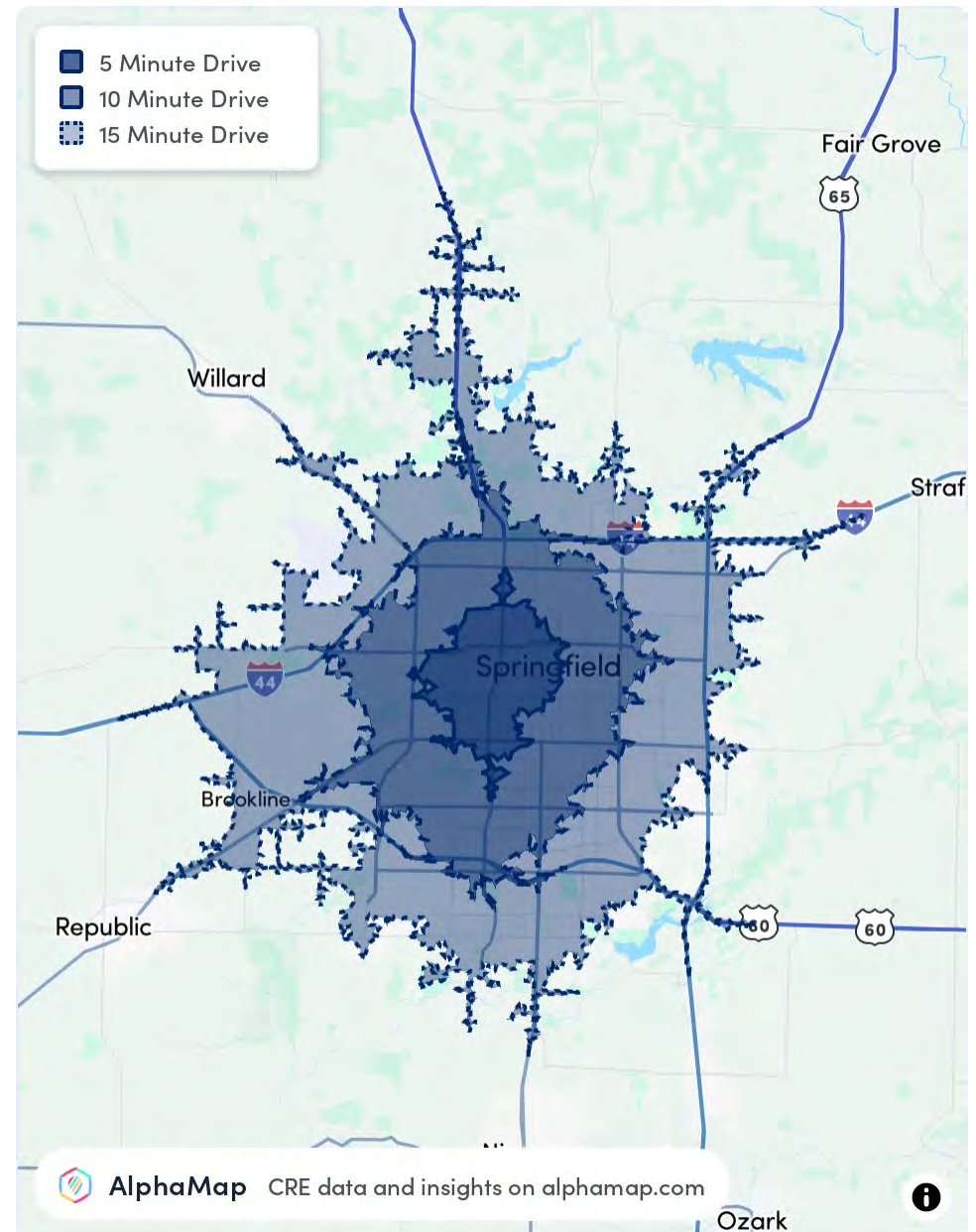
## AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	29,916	127,712	206,897
AVERAGE AGE	36	38	39
AVERAGE AGE (MALE)	36	37	38
AVERAGE AGE (FEMALE)	37	39	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	13,623	56,055	90,354
PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$48,543	\$60,114	\$70,735
AVERAGE HOUSE VALUE	\$153,081	\$182,451	\$211,444
PER CAPITA INCOME	\$22,065	\$26,136	\$30,754

Map and demographics data derived from AlphaMap



# The SVN Difference

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The SVN® Brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition. Nearly four decades later, that unique approach remains our key differentiator.

**SVN was built on the belief** that proactively cooperating and collaborating with the entire commercial real estate community is the right thing to do for our clients - and the **best way to ensure maximum value** for a property. When a client chooses SVN, they mobilize the entire SVN organization and its **trusted network of relationships** to act on their behalf.

We **share data, knowledge, and opportunities** across the brokerage community through our Shared Value Network®, giving our offices and Advisors **access to more deals, greater visibility, and unmatched earning potential**.

SVN is proud to be the only Employee-Owned Public Benefit Corporation in commercial real estate. Our mission is to **drive strong business performance** while making a **positive, lasting impact** - for our clients, our colleagues, our communities, and the industry as a whole.

**This belief in a Shared Value Network® is what forms the foundation of the SVN Difference.**



# SVN<sup>®</sup> Core Services & Specialty Practices

Our **SVN Specialty Practices** are supported by our various **Product Councils** that give **SVN Advisors** the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

## SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

## CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION



## MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES



## ADVISOR BIO



**LEE MCLEAN III, SIOR, CCIM**

Senior Advisor

lee.mclean@svn.com

Direct: **417.887.8826 x110** | Cell: **417.818.8894**

### PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 – 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #25 Advisor in SVN International - SVN President's Circle Recipient (2024)  
Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)  
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)  
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)  
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)  
Top 3% Advisor in SVN International - SVN President's Circle Recipient (2017, 2019, 2022 & 2023)  
Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

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





## 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.





# Collective Strength, Accelerated Growth

2808 S. INGRAM MILL, SUITE  
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SPRINGFIELD, MO 65804



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