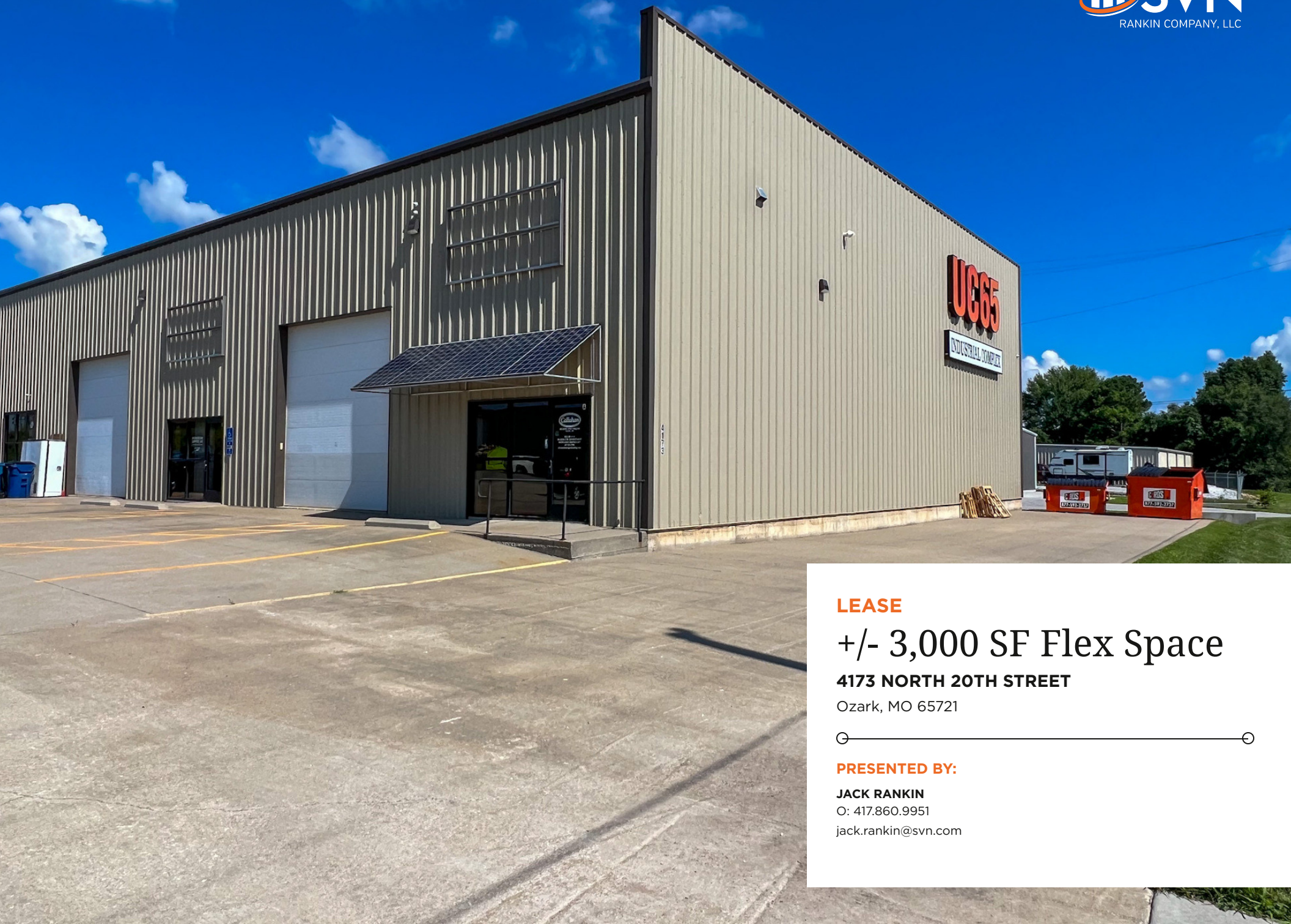


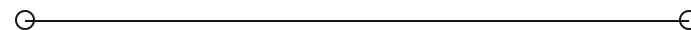


LEASE

+/- 3,000 SF Flex Space

4173 NORTH 20TH STREET

Ozark, MO 65721



PRESENTED BY:

JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com

PROPERTY SUMMARY

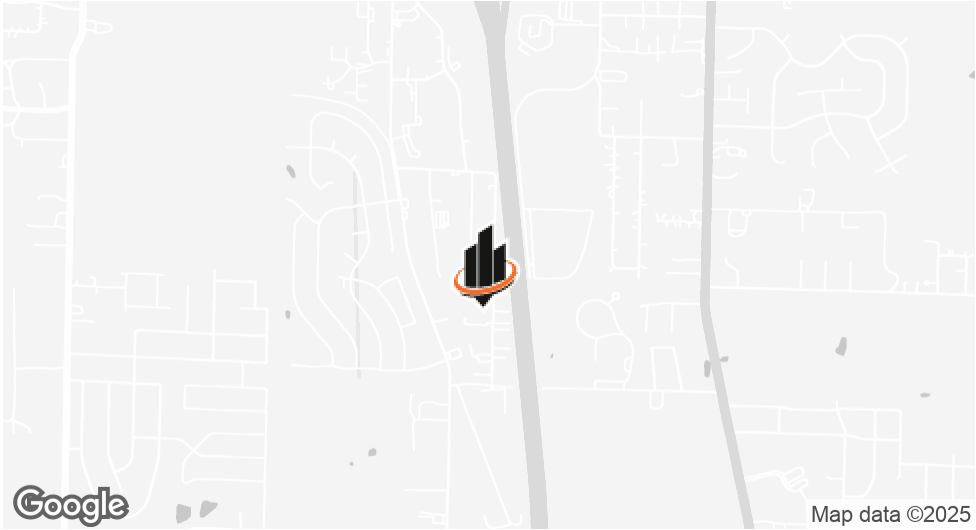


OFFERING SUMMARY

LEASE RATE:	\$9.50 SF/yr (NNN)
AVAILABLE SF:	+/- 3,000 SF
SUITE:	A
COUNTY:	Christian
MARKET:	Ozark
CROSS STREETS:	N. 20th Street and State Hwy CC

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3,000 SF OFFICE/WAREHOUSE SPACE | 4173 North 20th Street Ozark, MO 65721



PROPERTY DESCRIPTION

Thank you for viewing this 3,000 SF office/warehouse space now available for lease in the highly desirable Highway 65 & Hwy CC corridor of Ozark, Missouri. The space features a 14 ft tall overhead door, fully climate-controlled warehouse space, two restrooms, a large reception area, several private offices and mezzanine for additional storage. The lease rate is \$9.50/SF/YR NNN. Please contact the listing agent for additional information. Shown by appointment only.

LOCATION DESCRIPTION

Located within minutes of the intersection of US Highway 65 and State Highway CC in Ozark, Missouri. Notable neighboring businesses include Lamberts Cafe, Ozark Mountain Sports Complex, Snyder Construction Group, Mudhouse Coffee, CoxHealth Urgent Care, McDonalds, Culvers, Primas Mexican Kitchen and many more,

ADDITIONAL PHOTOS



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SVN | RANKIN COMPANY, LLC

ADDITIONAL PHOTOS



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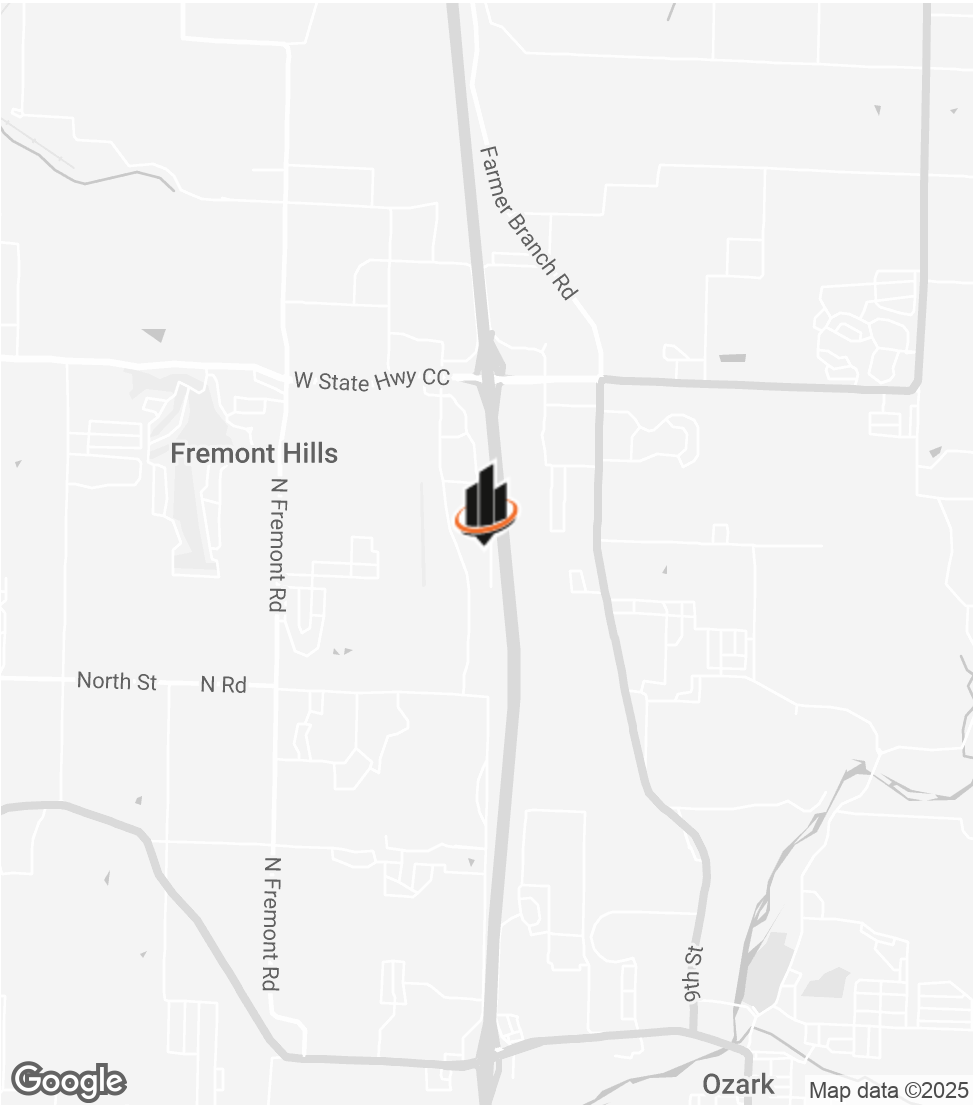
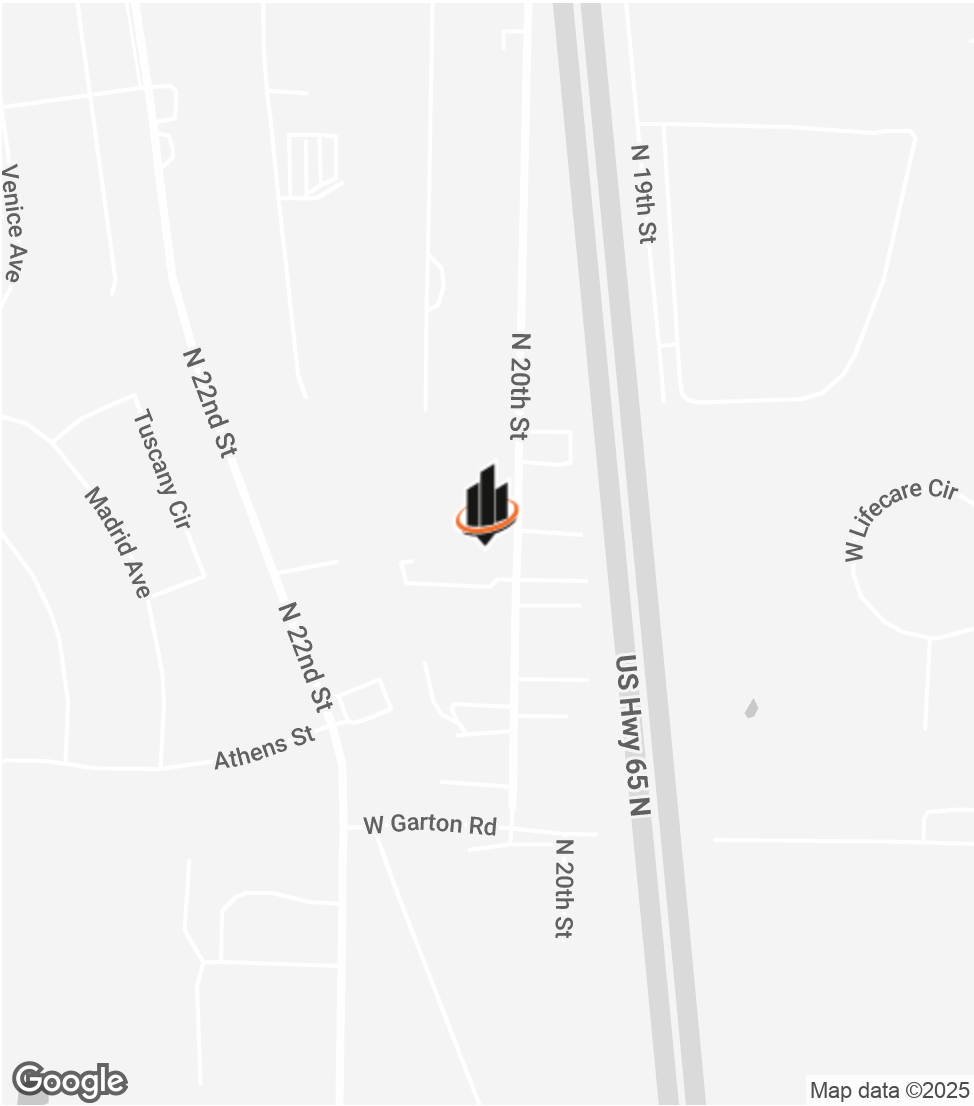
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LOCATION MAP



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SVN | RANKIN COMPANY, LLC

ADVISOR BIO 1



JACK RANKIN

Associate Advisor

jack.rankin@svn.com

Direct: 417.860.9951 | Cell: 417.860.9951

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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DISCLAIMER

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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.

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