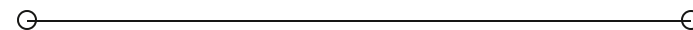


LEASE

26,060 to 52,120 SF Industrial for Lease

3135 HANKINS ROAD

Republic, MO 65619



PRESENTED BY:

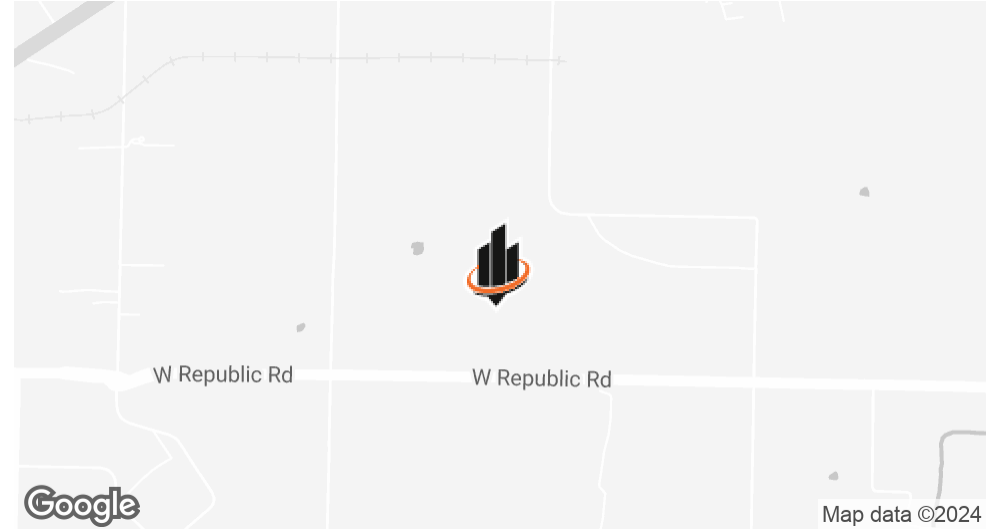
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Missouri #1999010458

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.75 SF/yr (NNN)
AVAILABLE SF:	26,060- 52,120 SF
SPRINKLER SYSTEM:	ESFR
ELECTRICAL SERVICE:	800 amp, 480 volt
CLEAR HEIGHT:	24' clear, 29' peak
LOT SIZE:	3.80 acres
CROSS STREETS:	Highway MM and Hankins Road

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PROPERTY DESCRIPTION

Thank you for viewing this 52,120 SF Industrial building coming available for lease in the highly desirable Highway MM corridor of Republic, Missouri in July of 2025. The building will offer two 26,060 SF spaces, each with 740 SF of office space, 4 unit heaters in the warehouse, only 3 interior columns, two 6'x8' docks with mechanical levelers and one 12'x14' drive-in door. The building can also be leased to a single, creditworthy tenant. Lease Rate is \$8.75/SF/YR NNN. Please contact the listing broker for additional information including building specs. Thank you!

LOCATION DESCRIPTION

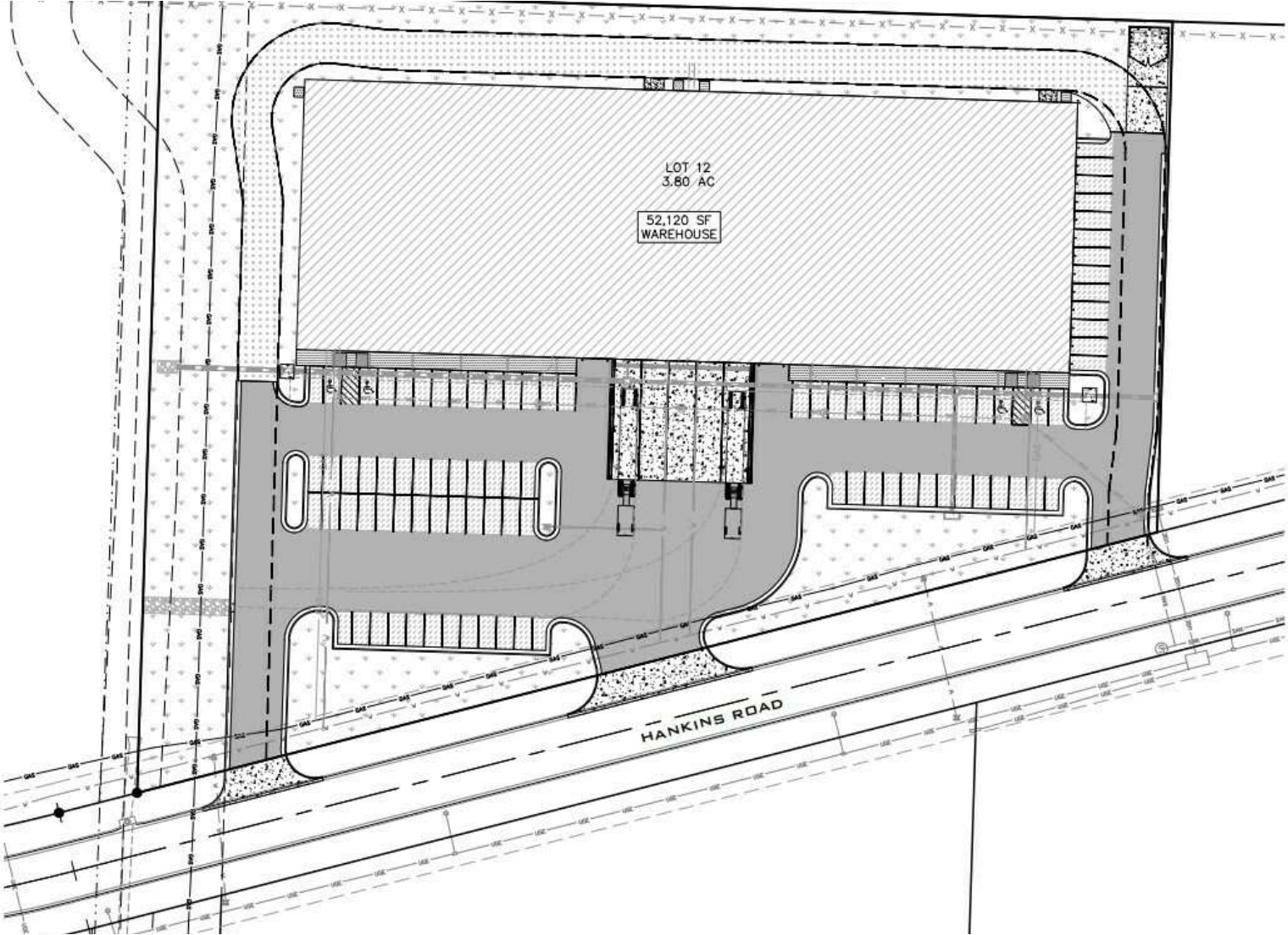
Next to Amazon's new 1.3 million square foot Fulfillment Center, located at the signalized intersection of Highway MM and Sawyer Road in Republic Mo. This site is located in Republic just southwest of Springfield, MO, with easy access to US Interstate 44 and US Highway 65.

ADDITIONAL PHOTOS



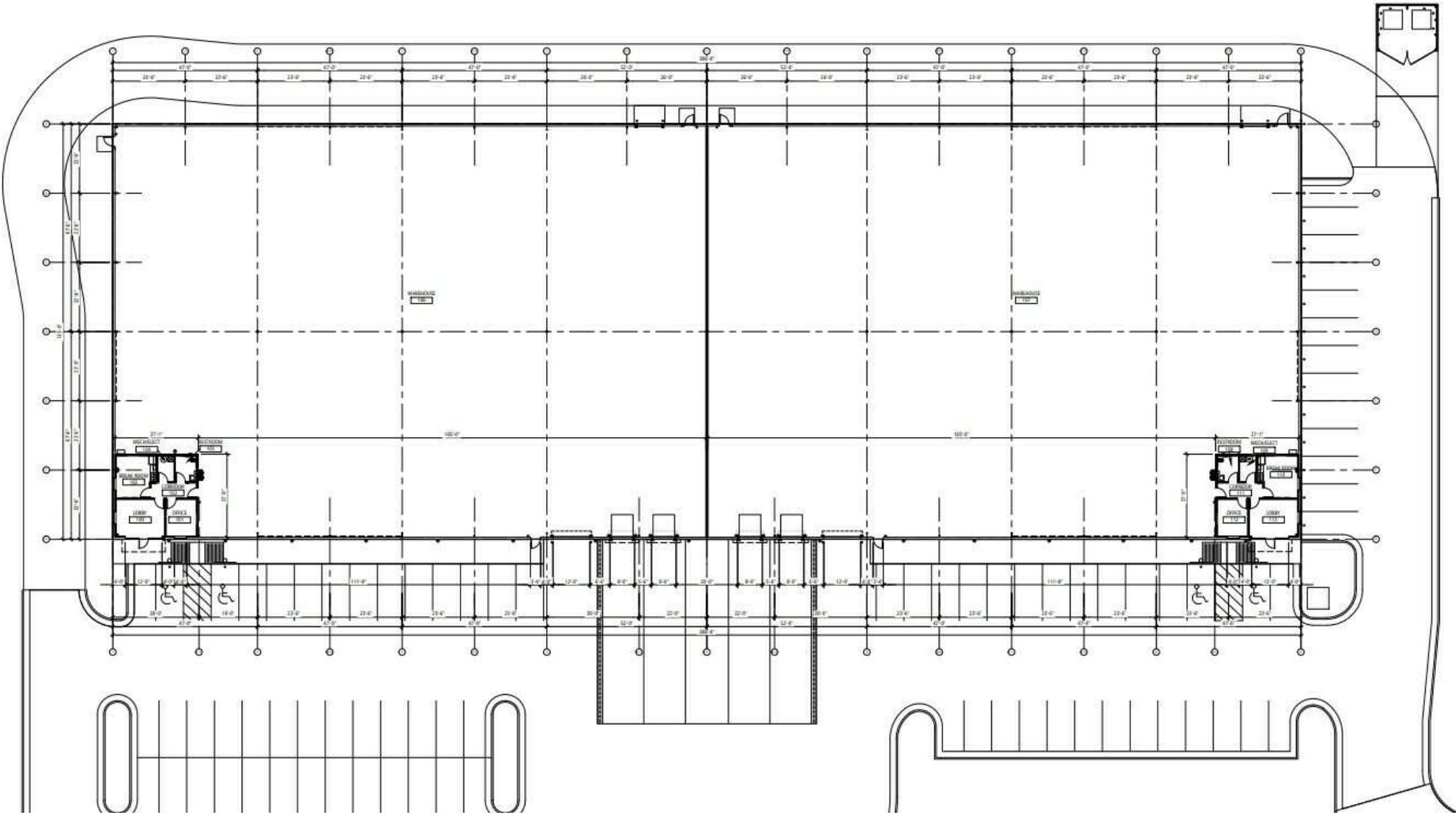
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SITE PLAN



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FLOOR PLAN



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OFFICE LAYOUT



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RETAIL MAP



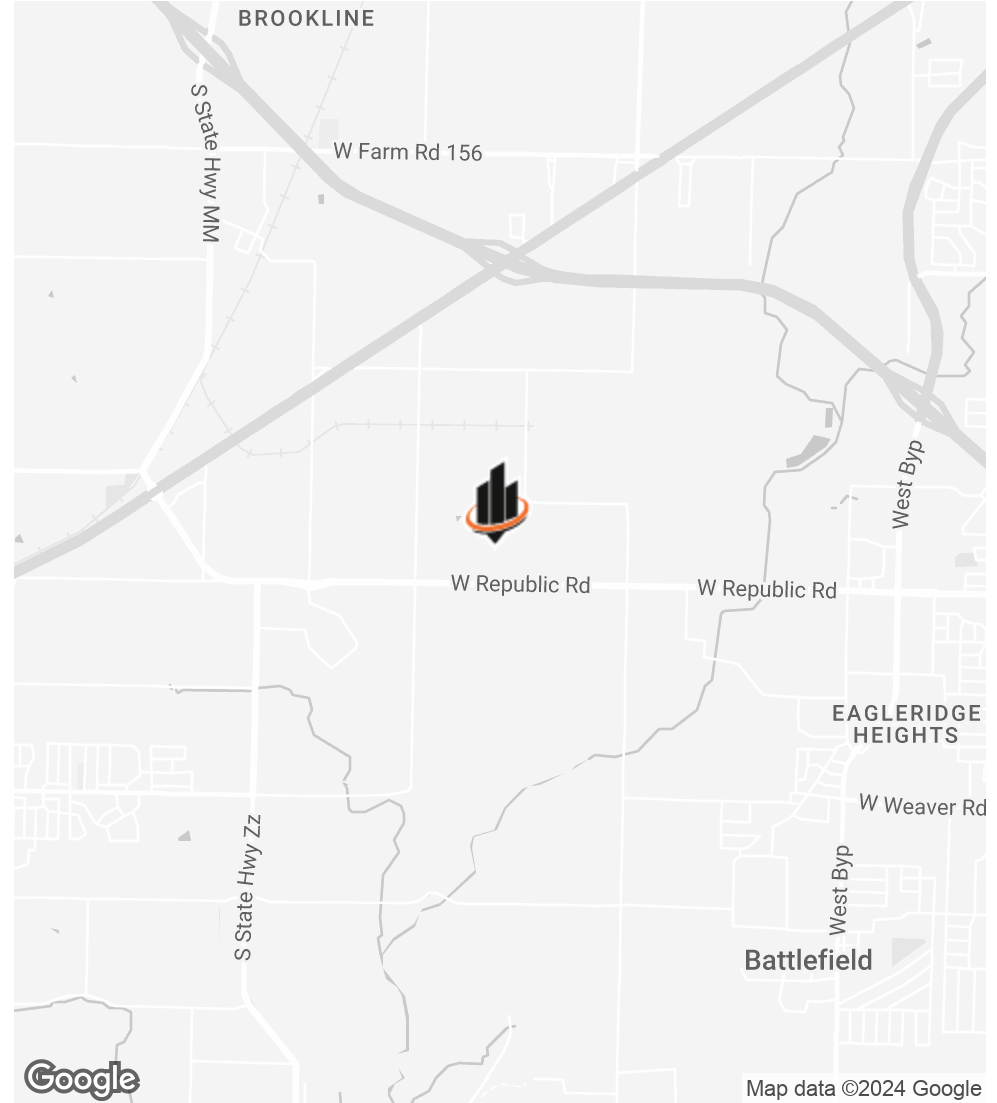
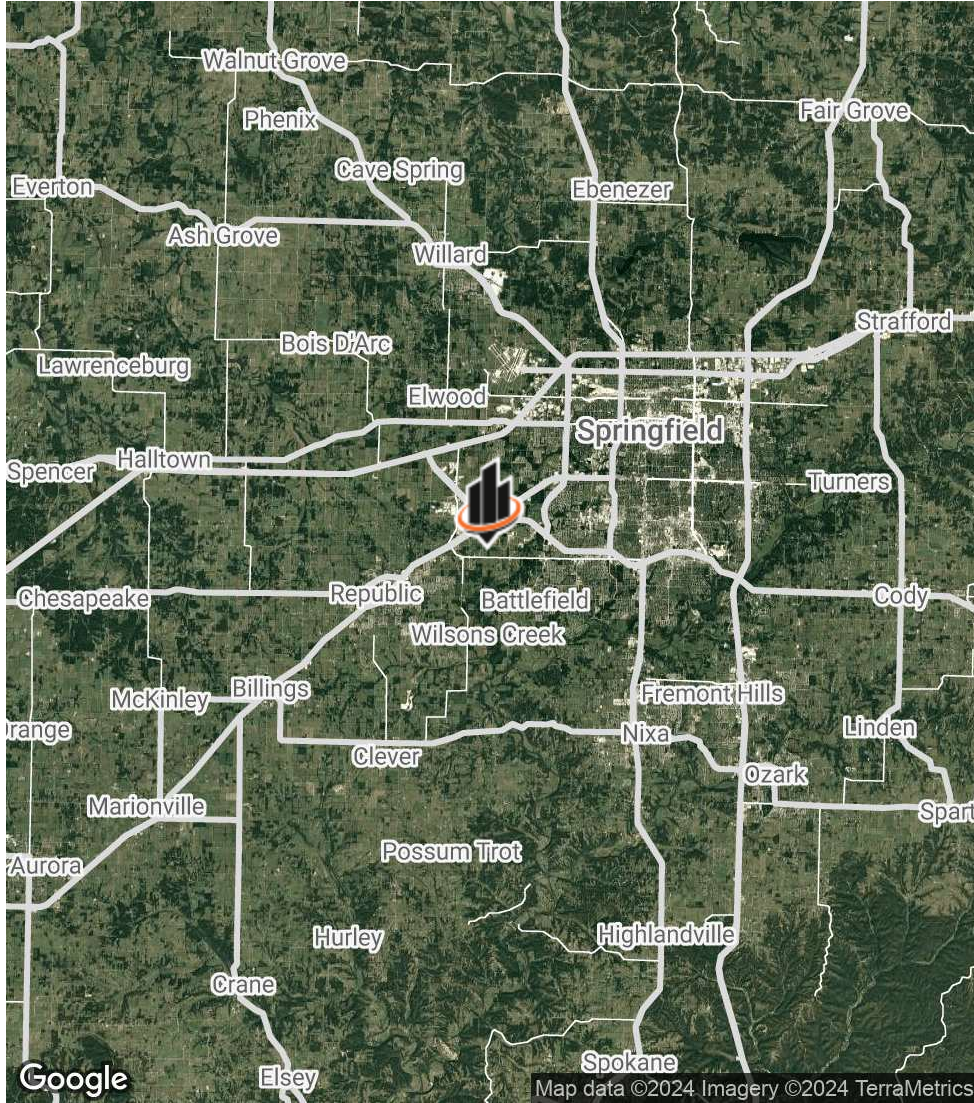
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

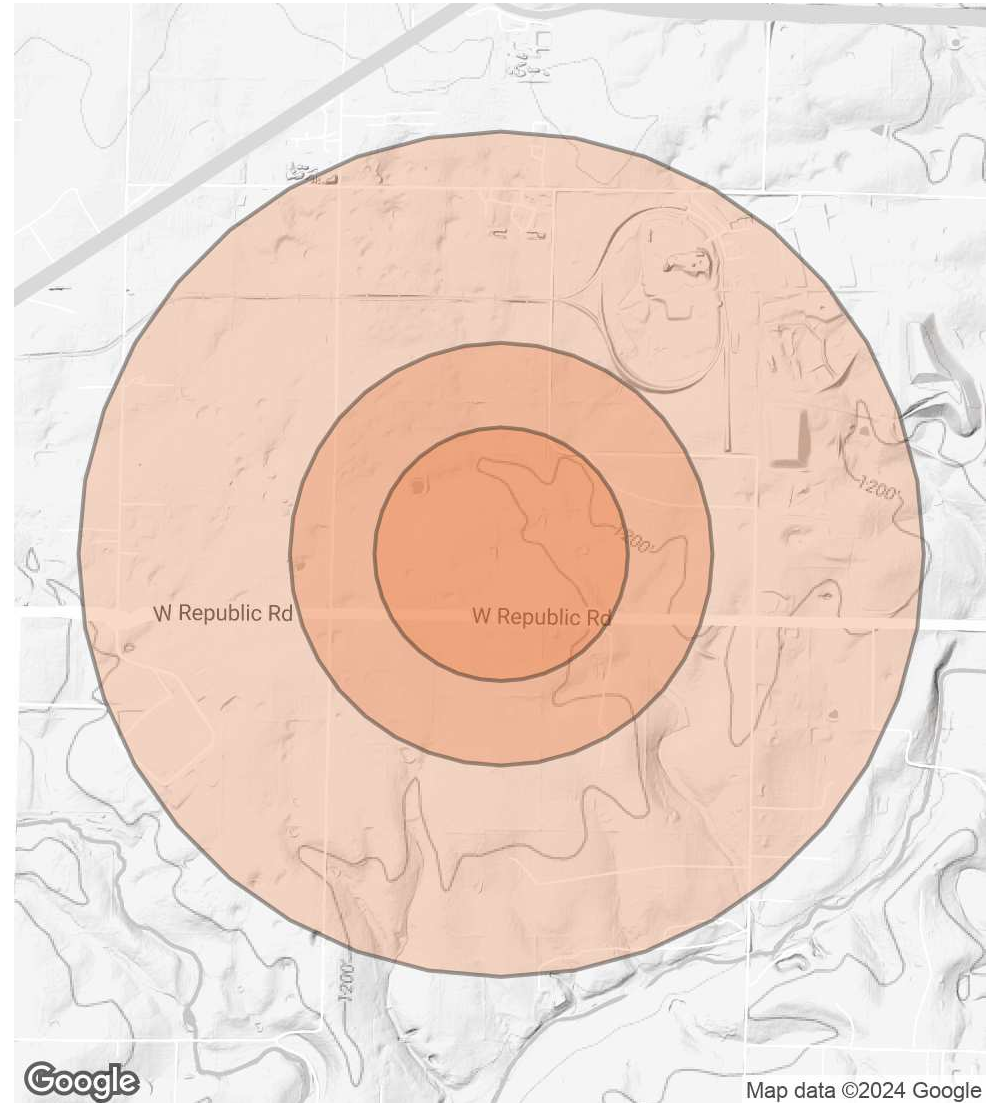
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1	17	140
AVERAGE AGE	34	34	35
AVERAGE AGE (MALE)	33	33	34
AVERAGE AGE (FEMALE)	36	36	36

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1	8	64
# OF PERSONS PER HH	1	2.1	2.2
AVERAGE HH INCOME	\$71,710	\$71,710	\$82,897
AVERAGE HOUSE VALUE	\$457,544	\$457,544	\$459,750

Demographics data derived from AlphaMap



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ADVISOR BIO



TOM RANKIN, CCIM

Managing Director

tom.rankin@svn.com

Direct: **417.887.8826 x102** | Cell: **417.860.2577**

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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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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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