



INDUSTRIAL PROPERTY FOR LEASE

WAREHOUSE / INDUSTRIAL BUILDING FOR LEASE | 1851 E. FLORIDA STREET, SPRINGFIELD, MO 65803

- 30,000 SF office/warehouse for lease
- 2,247± SF finished office space on first floor
- 855± SF office and conference room upstairs
- 4,000± SF fenced in area with 16' rolling gate
- Shown by appointment only

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
rbmurray.com

Robert Murray, Jr., SIOR
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$15,000.00 per month (plus increases in taxes & insurance)
Available SF:	30,000 SF
Lease Rate:	\$6.00 SF/yr (MG)
Lot Size:	1.96 Acres
Building Size:	30,000 SF
Dock High Doors:	4
Ceiling Height:	20.0 FT to deck
Zoning:	HM - Heavy Manufacturing

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

PROPERTY OVERVIEW

Available for lease, this warehouse/industrial building is located in Northeast Springfield. The building consists of all masonry construction, with 2,247± SF of office space (plus 855± SF of newer office space upstairs), two exhaust fans in the warehouse, 4 dock doors with 3 in-ground pit levelers, and a fenced area for outside storage. Modified Gross Lease - Tenant pays increases in taxes and insurance. Shown by appointment only.

PROPERTY HIGHLIGHTS

- 30,000 SF± office/warehouse for lease
- Tenant pays increases in taxes and insurance; Tenant maintains the interior and pays utilities
- Warehouse space: 27,753 SF±
- Finished office space: 2,247 SF± (plus 855± SF of newer office space upstairs)
- Ceiling height is 20' to eave
- Column spacing is 25' x 30'
- T-5 lighting in the warehouse
- Wet sprinkler system
- Two exhaust fans in warehouse
- 4,000± SF fenced area for outside storage with 16' rolling gate
- 4 dock doors (two 7'x8' and two 8'9') 3 with in-ground pit levelers
- Subject to existing lease cancellation
- Shown by appointment only

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Additional Photos



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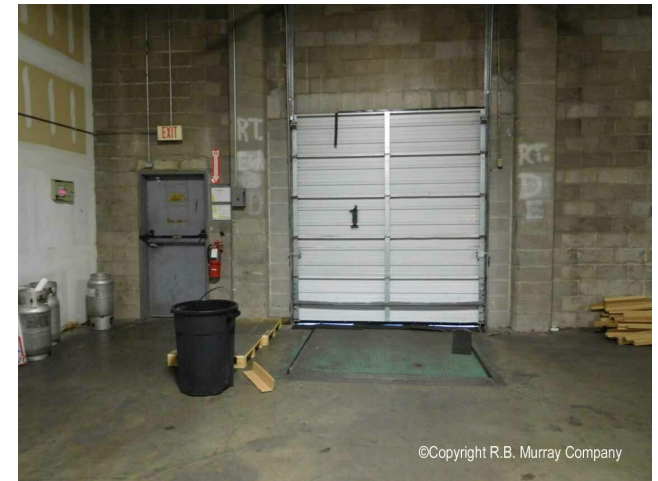
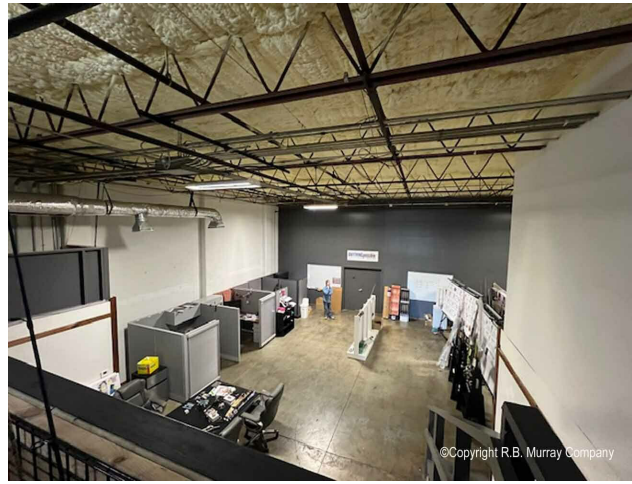
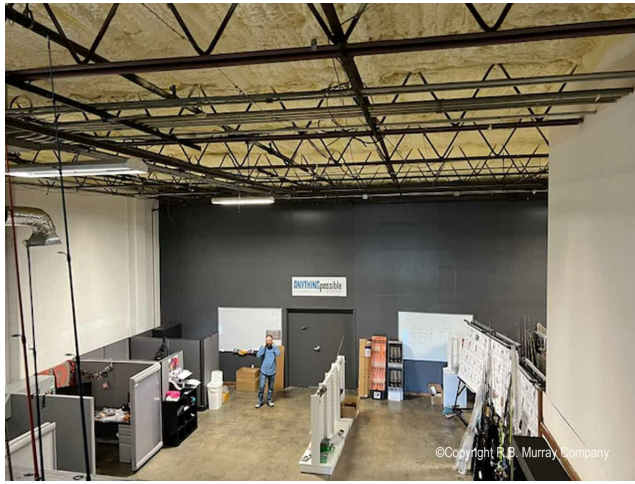
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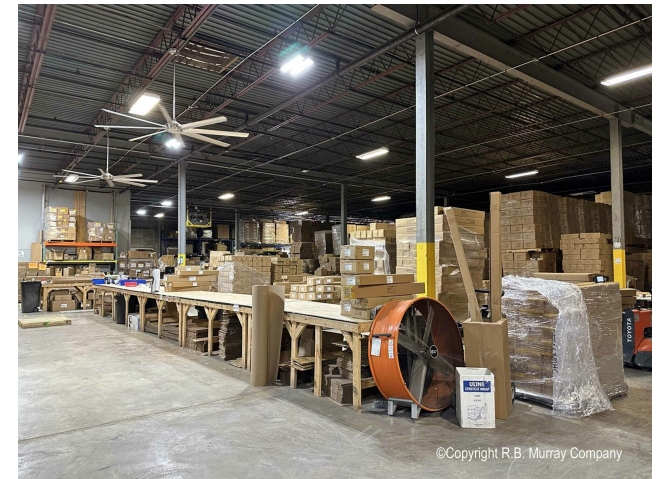
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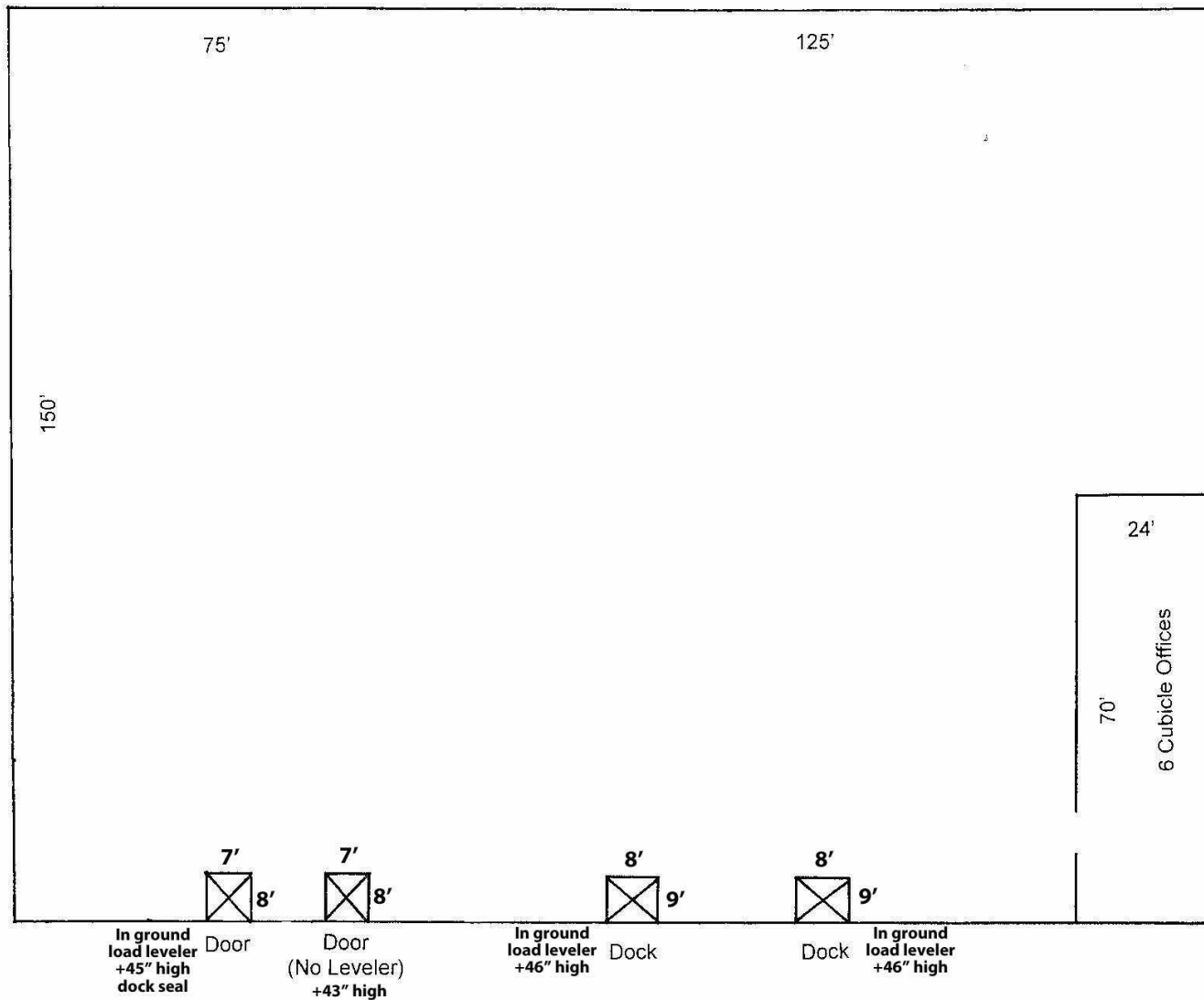
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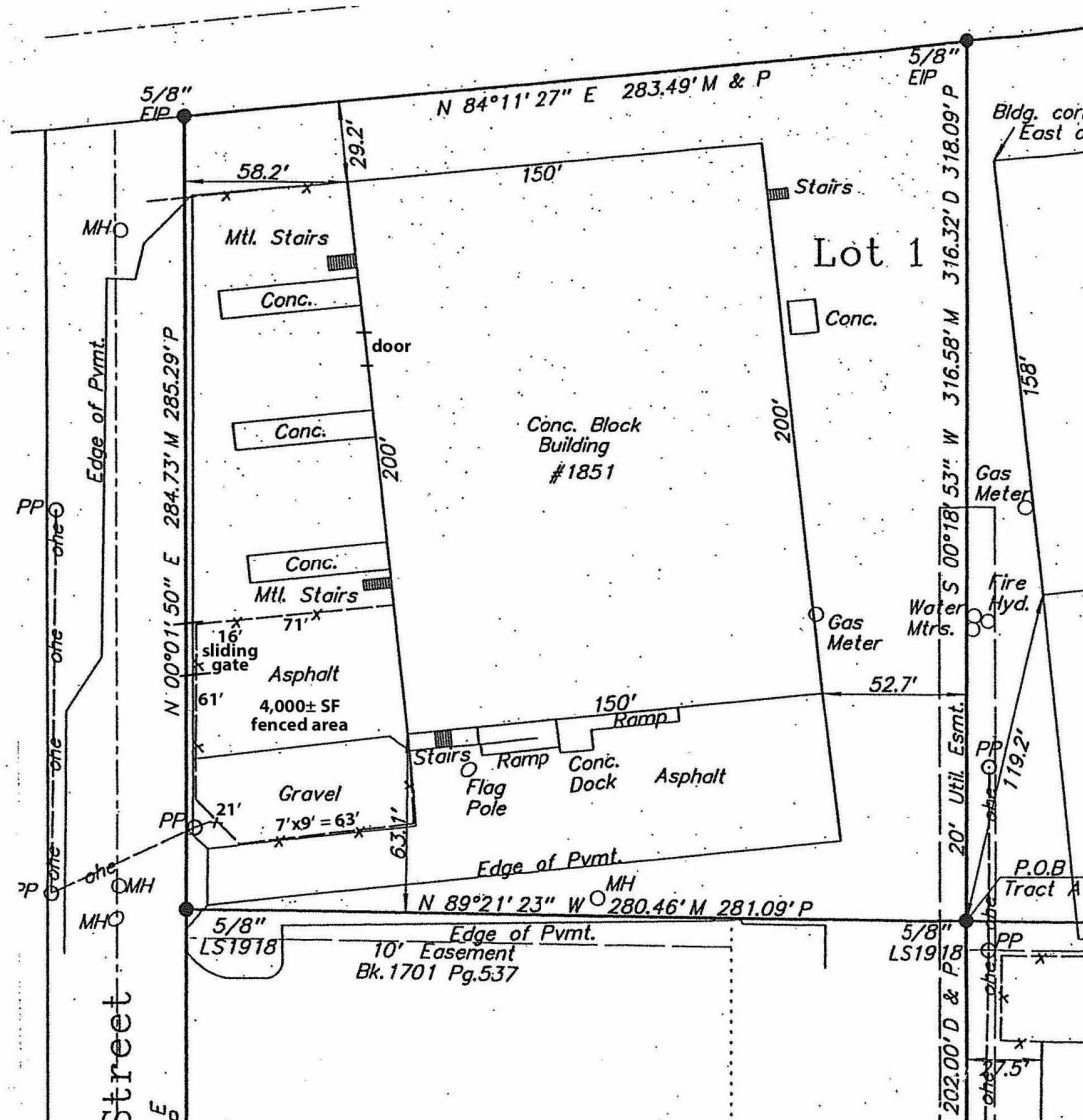
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Floor Plan



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Site Plan



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Aerial looking Northeast



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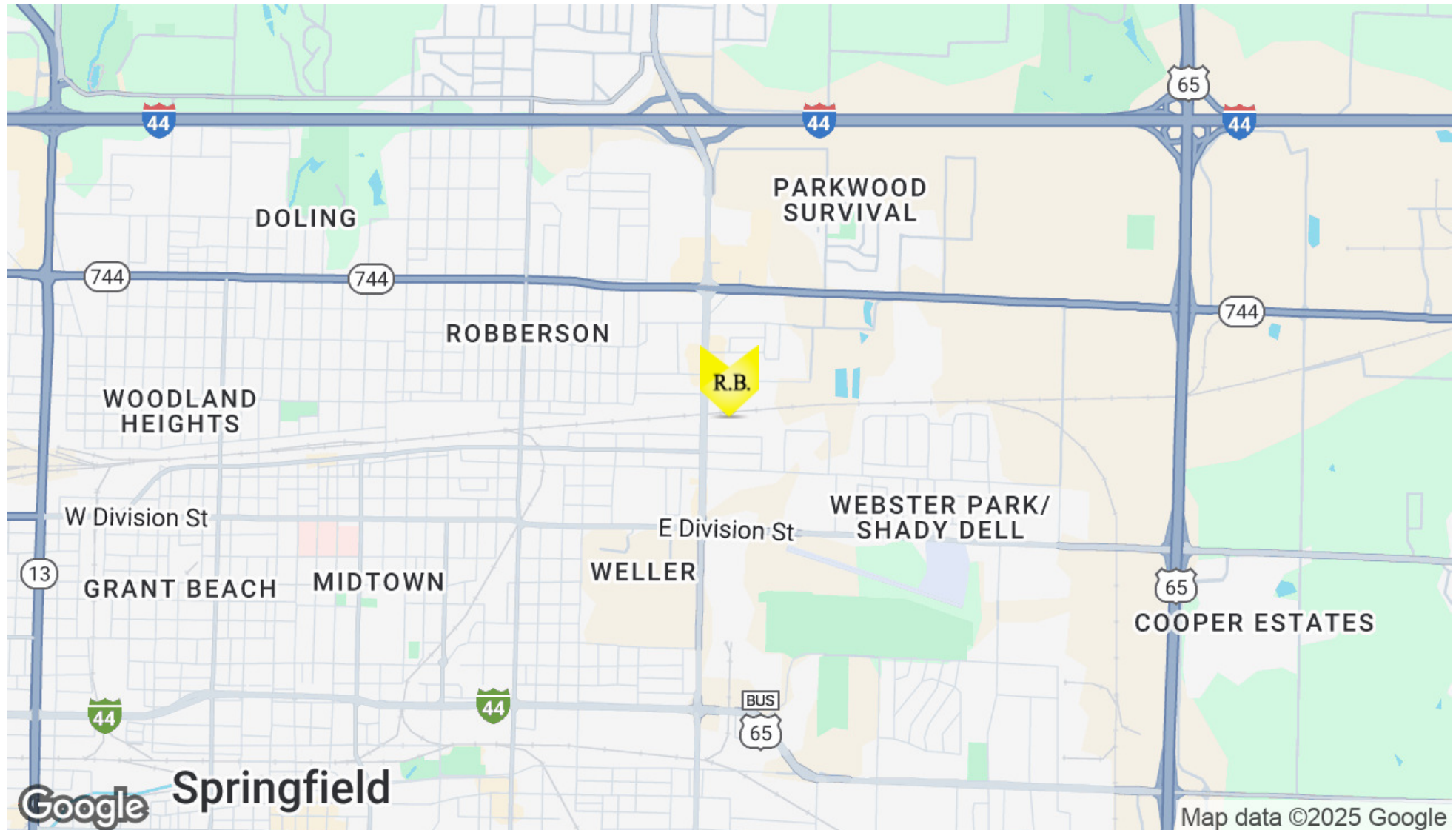
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Location Maps

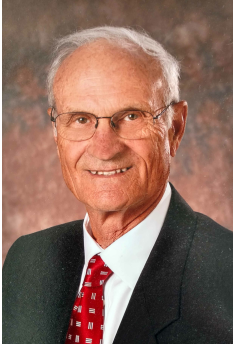


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Advisor Bio

ROBERT MURRAY, JR., SIOR
Chief Financial Officer



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Professional Background

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR)

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Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B. Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM