

LEASE

26,060 to 52,120 SF Industrial for Lease

3135 HANKINS ROAD

Republic, MO 65619

PRESENTED BY:

TOM RANKIN, CCIM

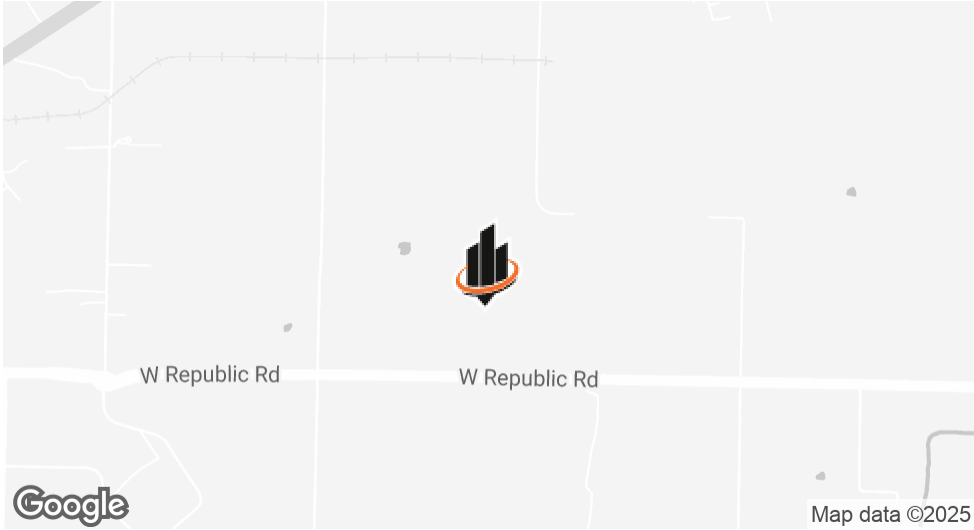
O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.00 - 8.50 SF/yr (NNN)
AVAILABLE SF:	26,060- 52,120 SF
SPRINKLER SYSTEM:	ESFR
ELECTRICAL SERVICE:	Total of 1200 amp, 480 volt
CLEAR HEIGHT:	24' clear, 29' peak
COLUMN SPACING:	47' x 67'6"
LOT SIZE:	3.80 acres
CROSS STREETS:	Highway MM and Hankins Road

TOM RANKIN, CCIM
O: 417.860.2577
tom.rankin@svn.com
Missouri #1999010458

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 October 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 8'x9' 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 \$8.00-8.50/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



TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

ADDITIONAL PHOTOS



TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

RETAIL MAP



TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

26,060 TO 52,120 SF INDUSTRIAL FOR LEASE | 3135 Hankins Road Republic, MO 65619

SVN | RANKIN COMPANY, LLC

ADDITIONAL PHOTOS



TOM RANKIN, CCIM

O: 417.860.2577

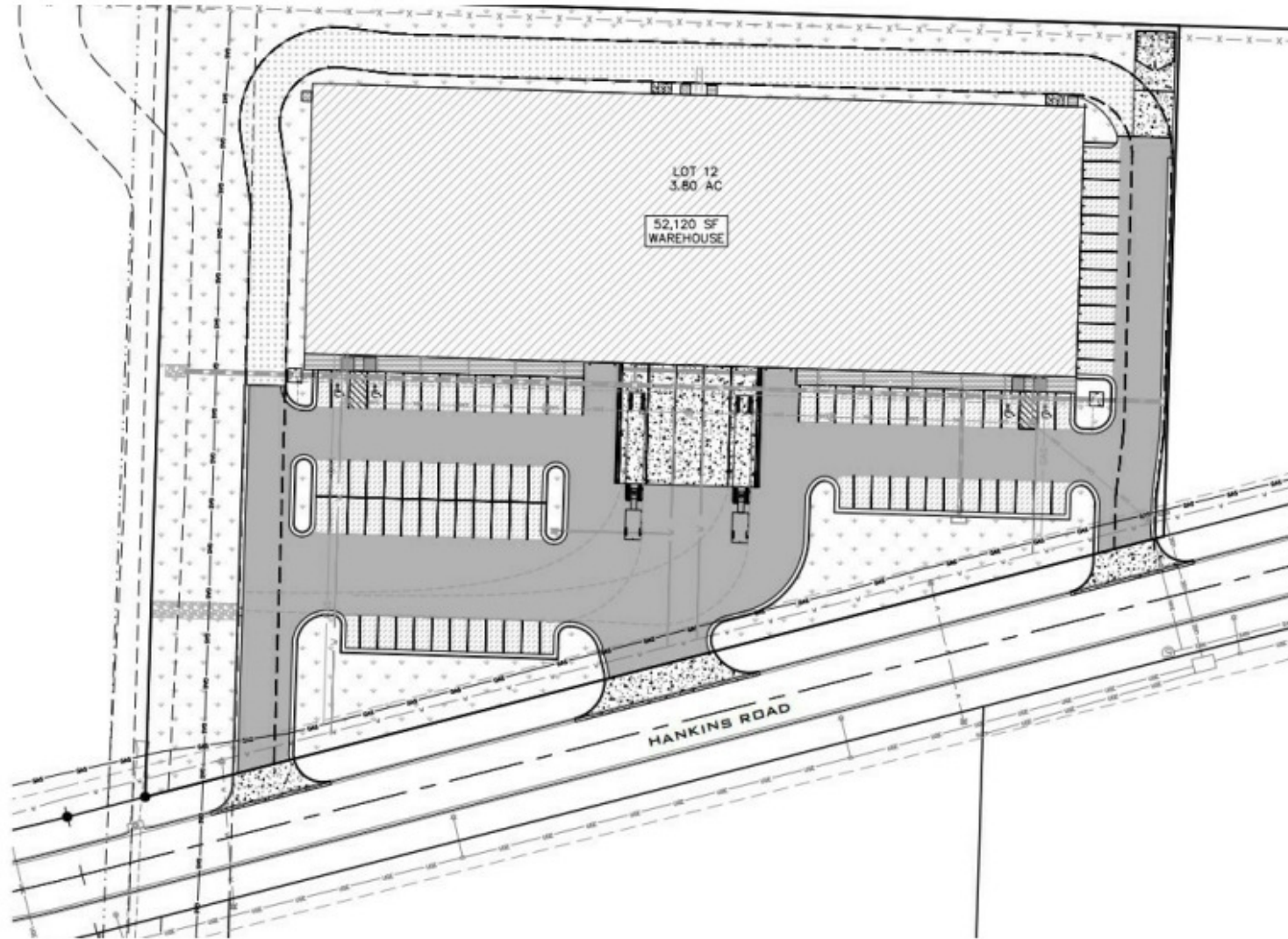
tom.rankin@svn.com

Missouri #1999010458

26,060 TO 52,120 SF INDUSTRIAL FOR LEASE | 3135 Hankins Road Republic, MO 65619

SVN | RANKIN COMPANY, LLC

SITE PLAN



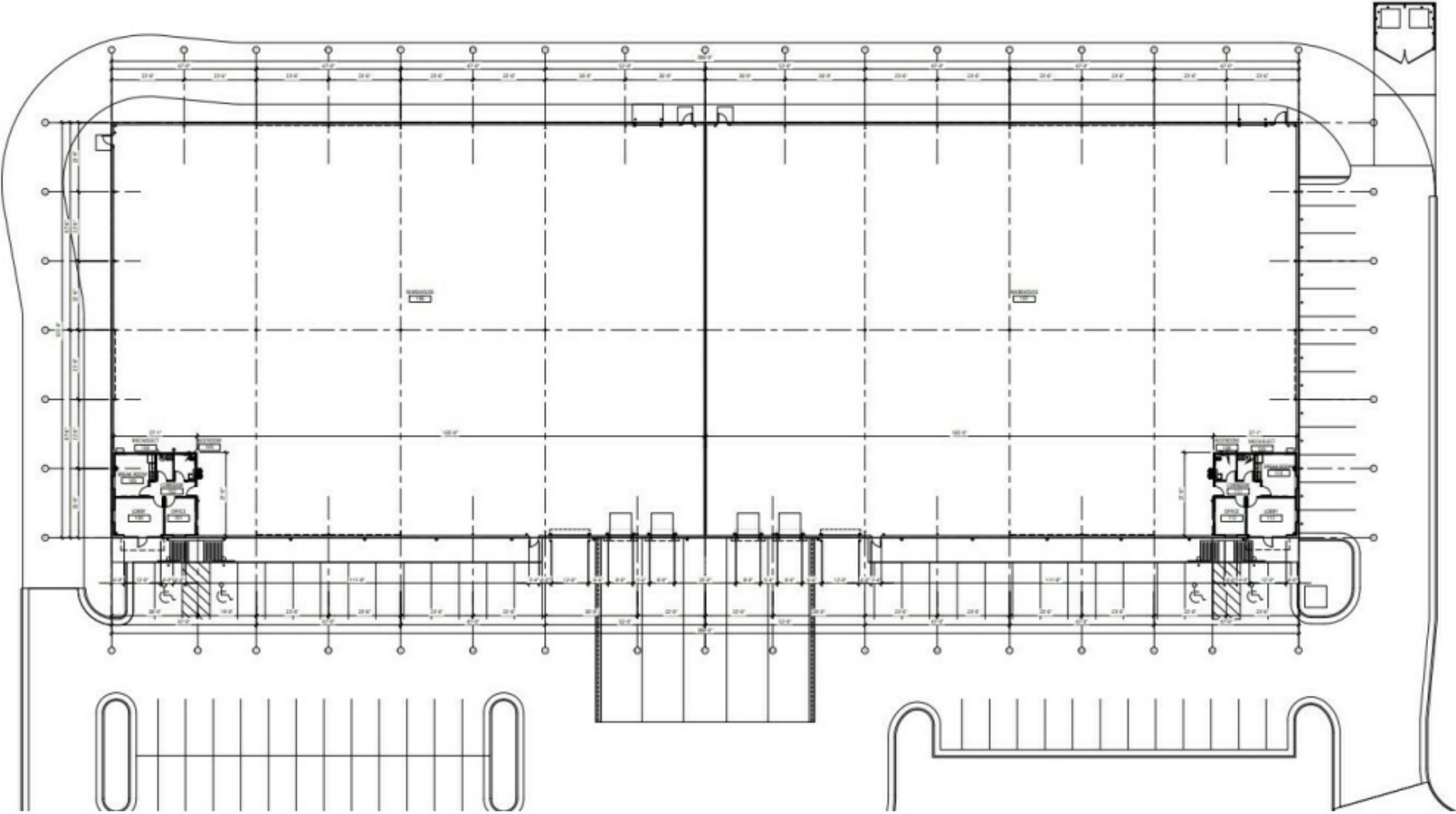
TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

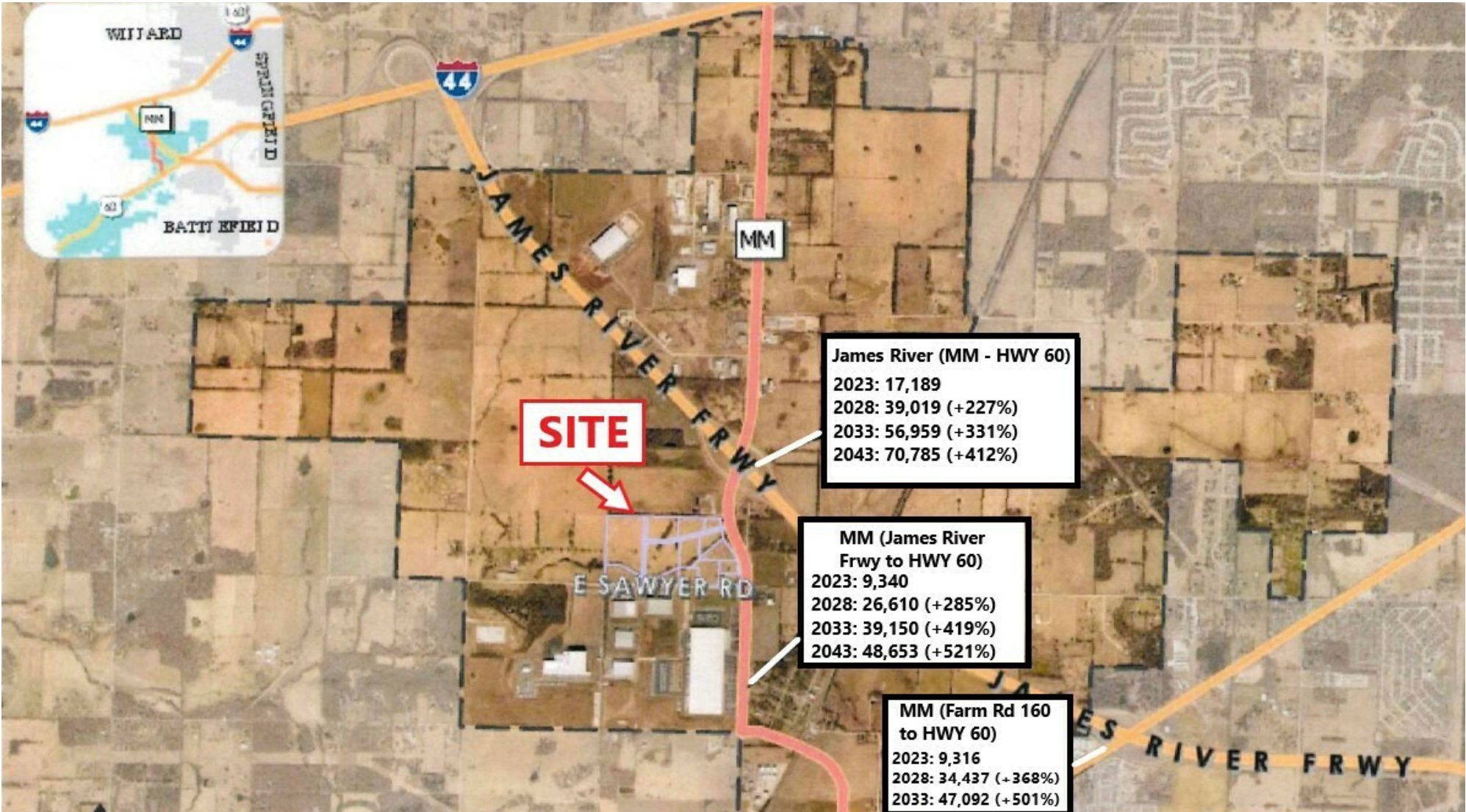
Missouri #1999010458

FLOOR PLAN



TOM RANKIN, CCIM
O: 417.860.2577
tom.rankin@svn.com
Missouri #1999010458

ADDITIONAL PHOTOS



TOM RANKIN, CCIM
O: 417.860.2577
tom.rankin@svn.com
Missouri #1999010458

ADDITIONAL PHOTOS



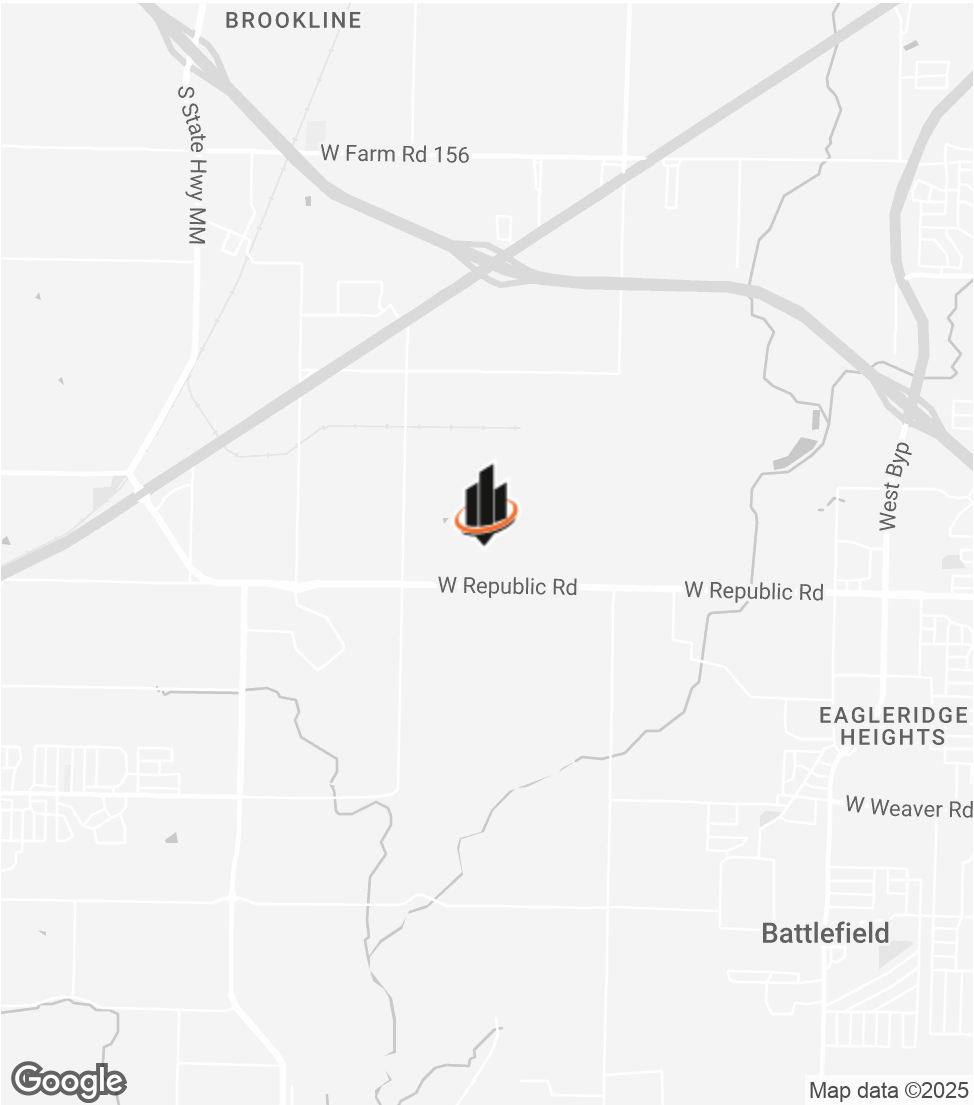
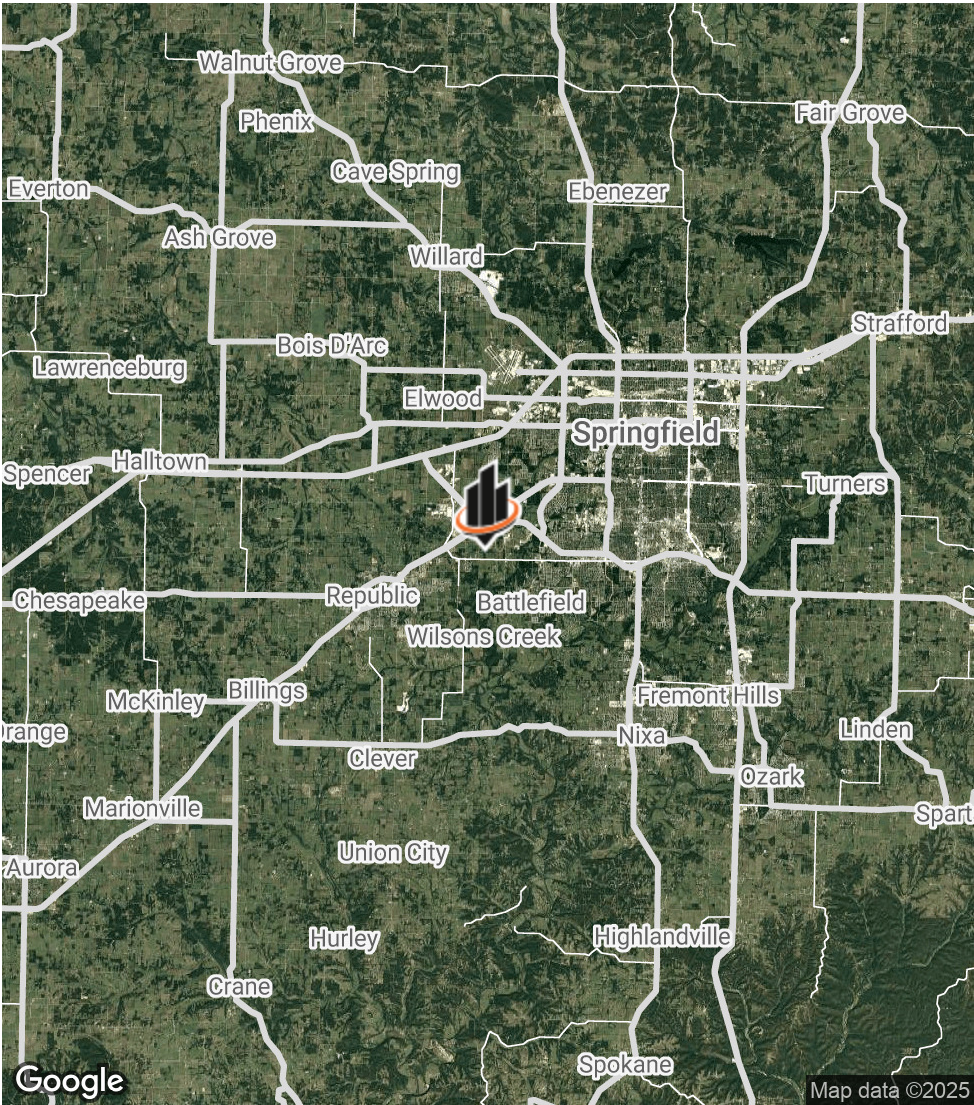
TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

LOCATION MAP



TOM RANKIN, CCIM
O: 417.860.2577
tom.rankin@svn.com
Missouri #1999010458

DEMOGRAPHICS MAP & REPORT

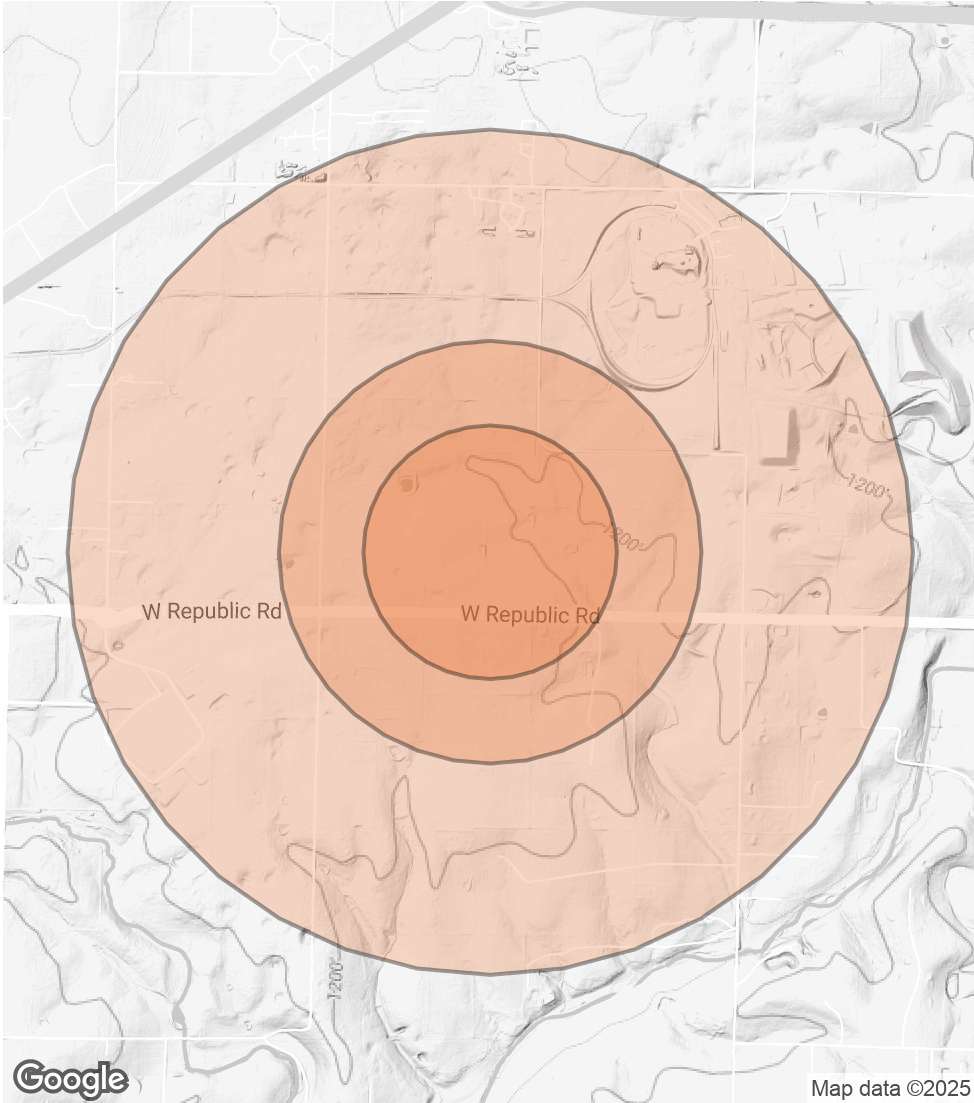
POPULATION

	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
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



TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

ADVISOR BIO



TOM RANKIN, CCIM

Managing Director

tom.rankin@svn.com

Direct: 417.860.2577 | Cell: 417.860.2577

Missouri #1999010458

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:

- Sprinafield Business Development Corp. - Past President

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

TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

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.

TOM RANKIN, CCIM

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458