



INDUSTRIAL PROPERTY FOR LEASE

INDUSTRIAL BUILDING FOR LEASE | 5534 WEST CHESTNUT EXPRESSWAY, SPRINGFIELD, MO 65802

- Adjacent to new, master-planned \$500M expansion of Allison Sports Town
- Less than 3 miles from Springfield-Branson National Airport
- Zoned M1 (Greene County)
- Fully climate-controlled
- Shown by appointment only

EST. 1909

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

Ryan Murray, SIOR, CCIM, LEED AP, CPM
417.881.0600
ryan@rbmurray.com

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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	20,000 SF
Lease Rate:	\$8.75 SF/yr (NNN)
Lot Size:	2.25 Acres
Building Size:	20,000 SF
Office Space:	1,209± SF
Grade Level Doors:	1 (14'x16') power door
Dock High Doors:	2 (8'x9') power doors
Column Spacing:	Clear Span
Ceiling Height:	21'
Electrical:	120-480V/4W
Year Built:	2018
Zoning:	M1 (Greene County)
Taxes:	\$36,393.22 (2025)

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

PROPERTY OVERVIEW

Located in one of Northwest Springfield's most desirable and established industrial corridors, this freestanding Class A industrial facility offers modern clear-span space with excellent access and functionality. Positioned just west of Interstate 44 and adjacent to new, master-planned \$500M sports and entertainment development, the property benefits from a highly accessible setting less than three miles from the Springfield-Branson National Airport. Constructed in 2018, the building provides 20,000 square feet of fully climate-controlled clear-span space suited for a wide range of manufacturing, distribution, and industrial operations. Features include 21-foot ceiling height, two dock-high doors, one grade-level door. The layout includes office areas, three restrooms, and dedicated on-site parking.

Feasibility studies show that the property includes a deep aquifer well drilled to 1,575 feet, capable of producing up to 750 gallons per minute. The natural spring water has an approximate pH of 7.4, offering potential benefits for users requiring significant volumes of clean water for industrial or processing needs. With its strategic northwest Springfield location, quality construction, freestanding design, and unique on-site water resource, this property represents a strong operational opportunity in a high-demand corridor. Showings available by appointment. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Adjacent to new, \$500M master-planned sports and entertainment development boasting over \$3.2B in economic impact and 125,000 room nights, annually.
- Less than 3 miles from the Springfield-Branson National Airport.
- 3 restrooms
- Parking: 16 spaces
- Lighting: strip LED
- Fully climate-controlled
- Recent feasibility studies conclude that the property has a well that has been bored into a deep aquifer at 1,575 feet and can pump water up to 750 gallons per minute. The spring water is at 7.4 pH.
- Accessed via the east entrance of the Deer Lake Golf Course

Surrounding New Development



ABOUT SPORTS TOWN

Betty & Bobby Allison Sports Town is one of Springfield's premier athletic destinations—an approximately 82-acre indoor/outdoor sports complex that supports everything from everyday training to large-scale tournaments. The campus features 12 outdoor fields (including 4 turf fields) and a 94,000 SF indoor facility with four basketball courts (convertible to eight volleyball courts) and two indoor soccer fields. With year-round programming and events serving 1,500+ athletes and families each week, Sports Town has become a major community draw and a strong quality-of-life amenity for nearby neighborhoods and businesses. The complex is a major hub for local programs and clubs, and hosts organizations such as Sporting Springfield and other youth sports partners.

FAST FACTS

- Scale: ~82-acre indoor/outdoor sports campus
- Outdoor: 12 fields total, including 4 turf fields
- Indoor: 94,000 SF building; 4 basketball courts (convert to 8 volleyball); 2 indoor soccer fields
- Amenities / event use: Designed for tournaments; includes concessions and spaces for parties/meetings

ALLISON SPORTS TOWN

- 95,000 SF indoor facility for soccer, basketball, and volleyball
- Non-Local Days in Market: 86,000 in Year 1, rising to 111,342 by Year 5
- Room Nights Annually: 58,000 in Year 1
- Annual Economic Impact: \$31M in Year 1*
- Cumulative 5-Year Impact: \$164.6M*
- 20-Year Total: \$833M* direct spending (*based on 3% increase annually)

PERFECT GAME ® BASEBALL COMPLEX

- Large National Baseball Operator
- Non-Local Days in Market: 173,826 in Year 1, increasing to 213,462 by Year 5
- Room Nights Annually: 29,988 in Year 1, growing to 37,020 by Year 5
- Annual Economic Impact: \$35.7M in Year 1
- Cumulative 5-Year Impact: \$135.7M
- 20-Year Total: \$621.5M direct spending

MAMMOTH FIELDHOUSE

- Pickleball
- Elevated Driving Range
- Pure Putt
- Batting Cages
- Event Spaces
- Food and Drinks

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Additional Photos



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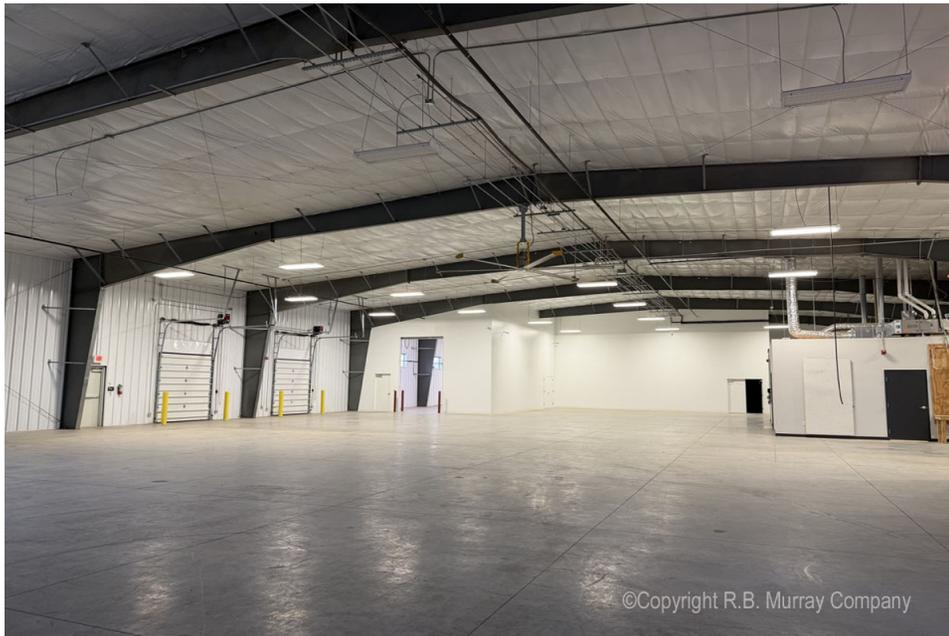
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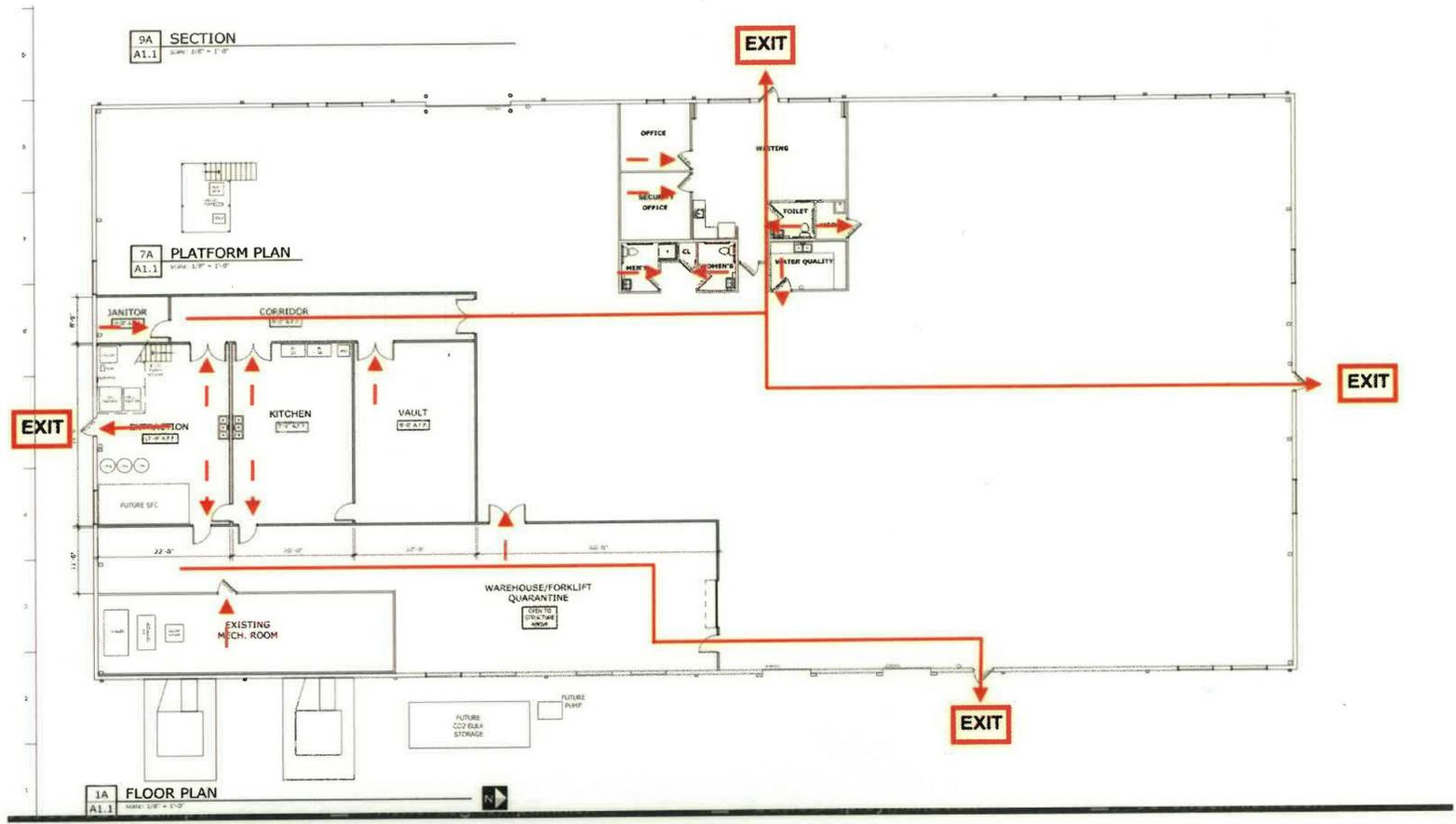
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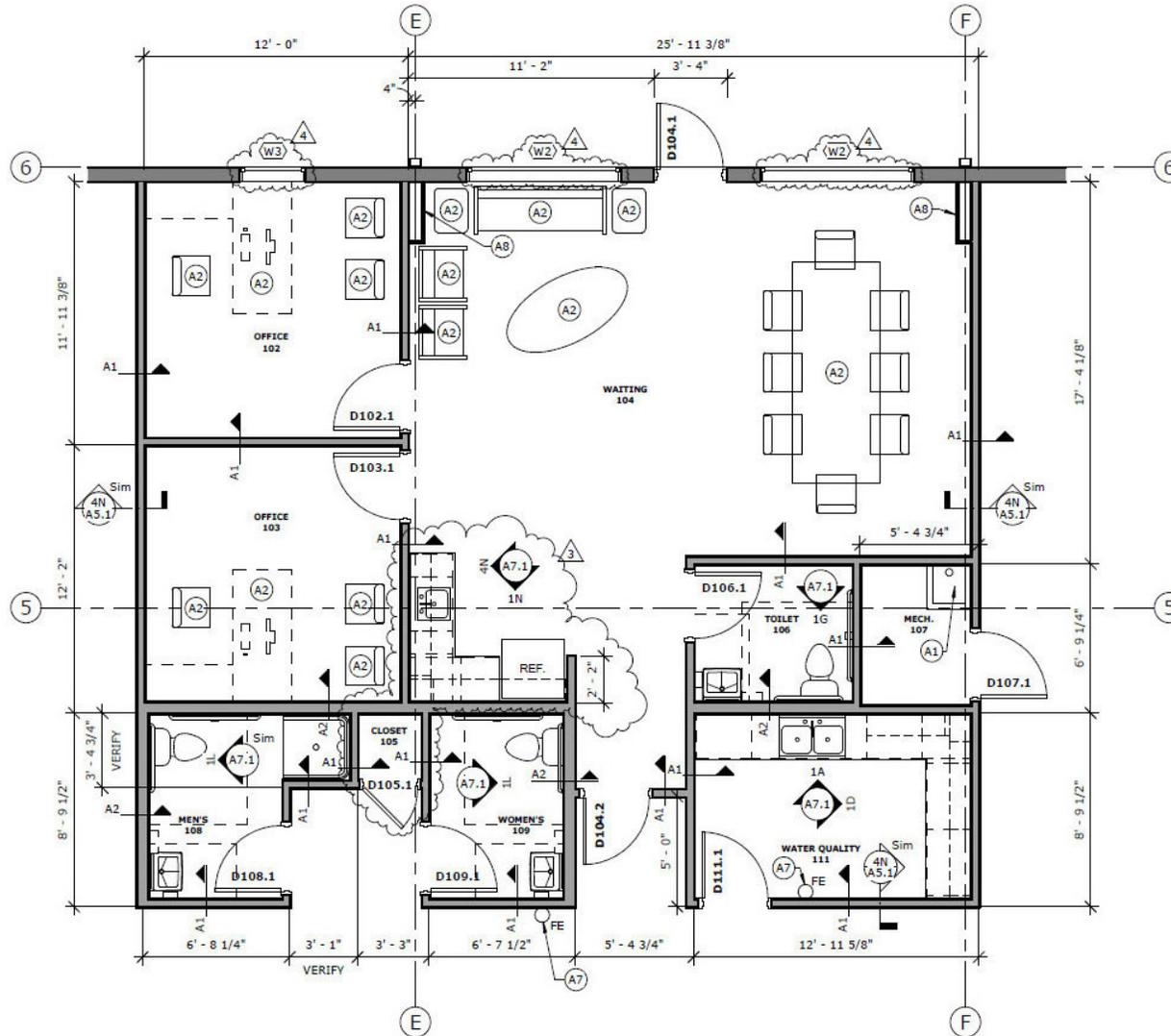
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Floor Plans



Floor Plans - Office



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Retailer Map



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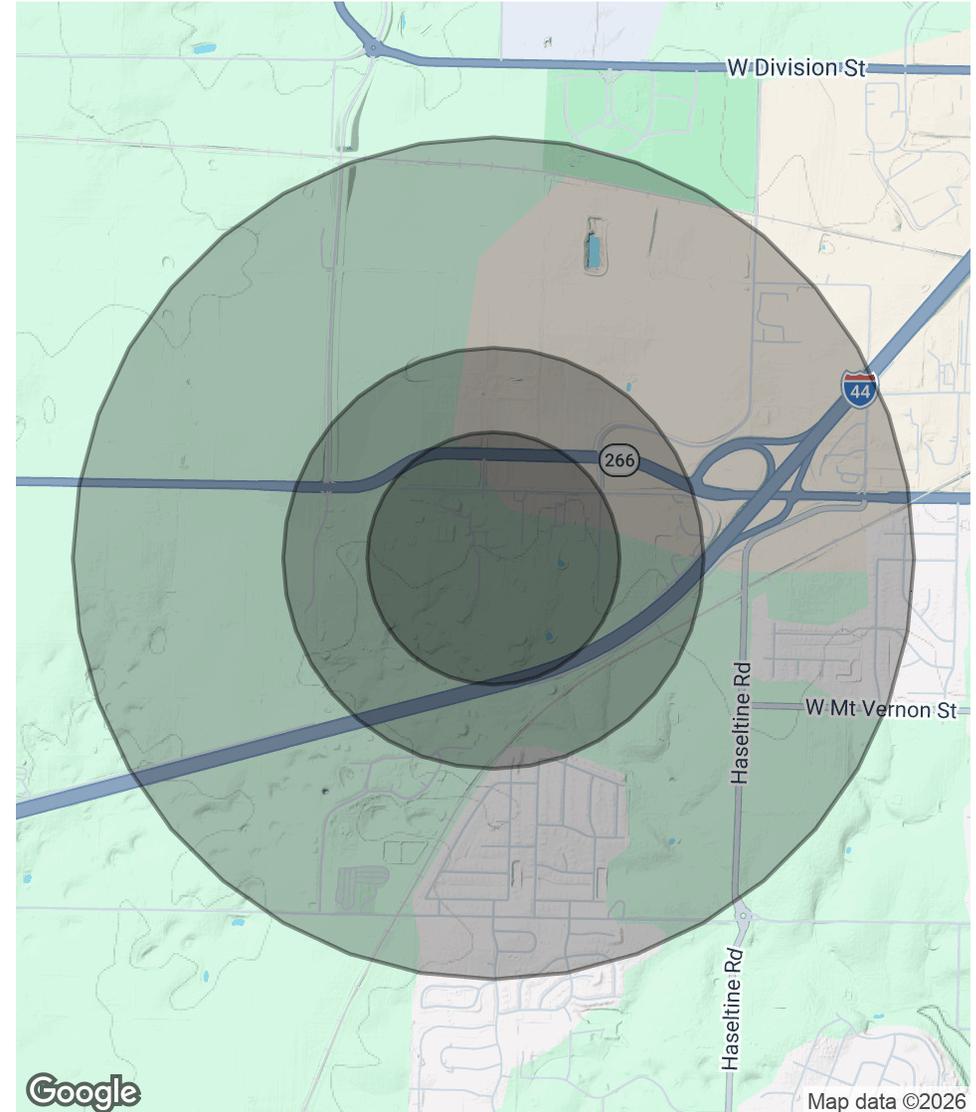
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	31	381	2,100
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	148	808
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$88,967	\$83,016	\$85,708
Average House Value	\$229,844	\$243,663	\$240,503

Demographics data derived from AlphaMap



Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
ryan@rbmurray.com
MO #2007030465

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

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