

SALE / LEASE

34,903 SF of Industrial

1630 N ELDON AVE

Springfield, MO 65803

PRESENTED BY:

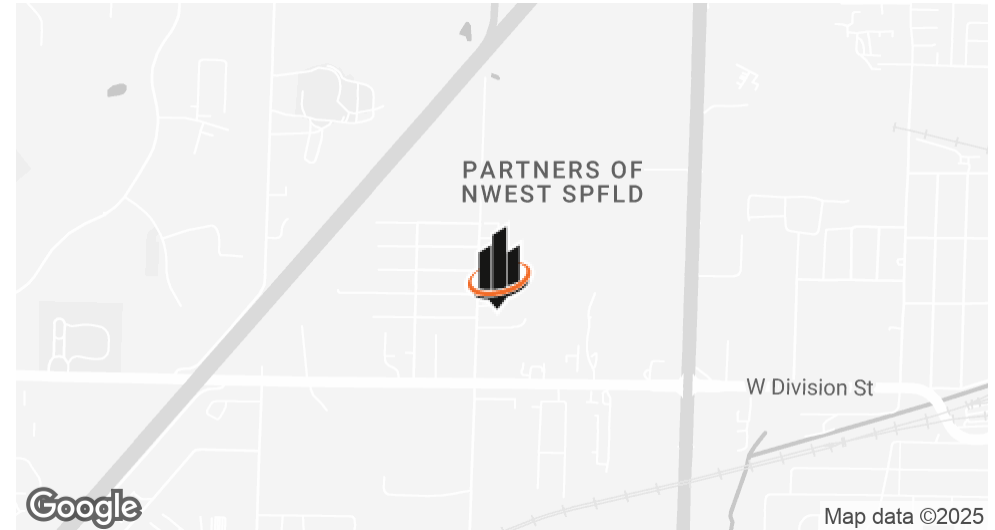
JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
LEASE RATE:	\$5.50 SF/yr (NNN)
AVAILABLE SF FOR SALE:	34,903 SF
AVAILABLE SF FOR LEASE:	25,556 SF
ZONING:	General Manufacturing
MARKET:	Springfield
CROSS STREETS:	Eldon & Division

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PROPERTY DESCRIPTION

LARGE PRICE REDUCTION! Thank you for viewing this property featuring two industrial buildings totaling 34,903 SF now available for Sale at 1630 N Eldon Ave. The main warehouse is 25,556 SF, featuring +/- 2,063 SF of office space containing a large reception area, conference room, 8 private offices, and a large break room. The warehouse features three 8' dock doors, one 12' and three 10' drive-in doors. The entire building is sprinklered, fully climate controlled, and runs 400amp 3-Phase power. The smaller, 9,347 SF warehouse features free span space, with several offices and mezzanine. The site is zoned General Manufacturing. Please contact the listing broker for additional information or to schedule a showing. Thank you!

LOCATION DESCRIPTION

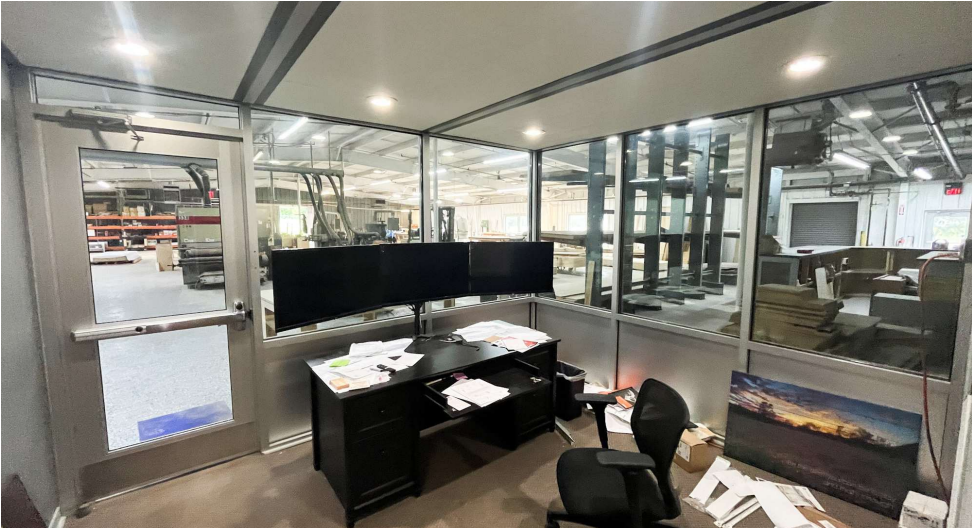
Neighboring businesses include Bayless Auto Salvage, Kum & Go, All Metal Recycling Inc, Thermo King, Great Dane Trailers, Select Brands, Go Classic,

ADDITIONAL PHOTOS



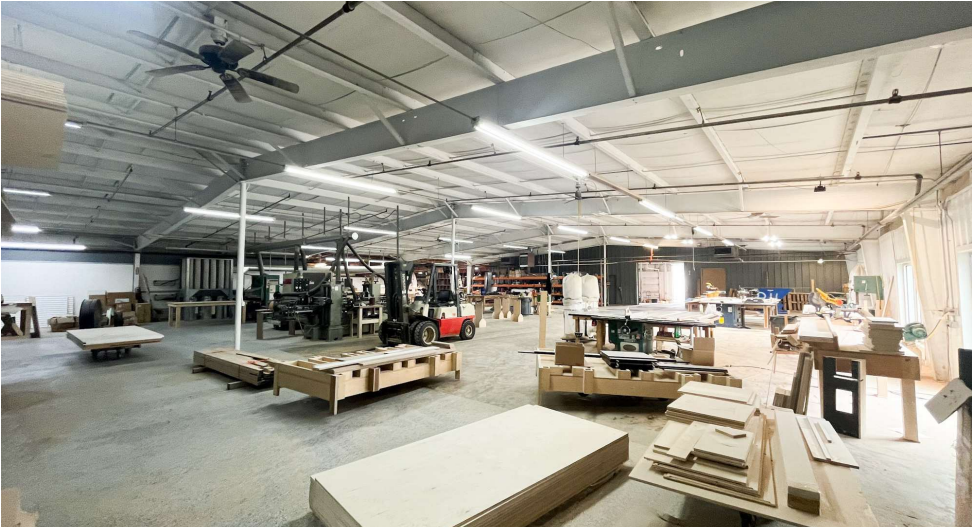
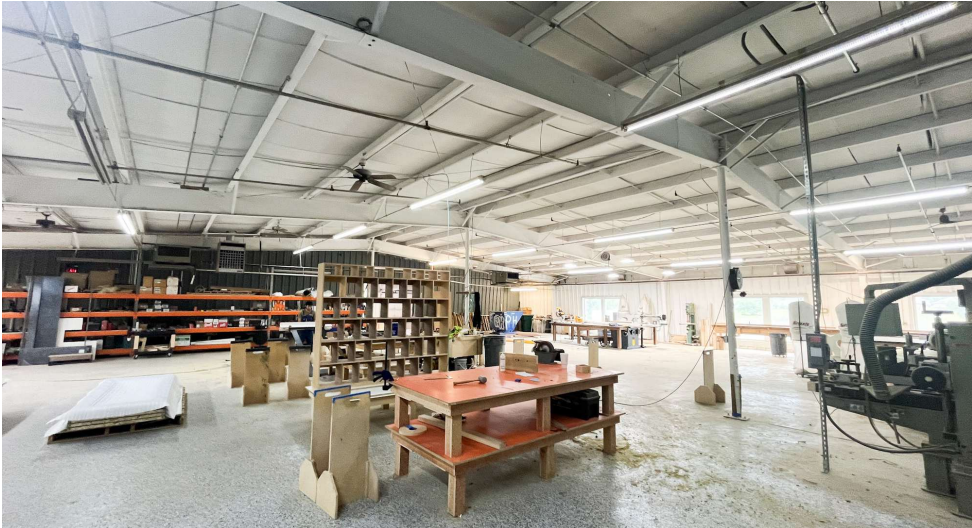
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SITE MAP: FOR LEASE



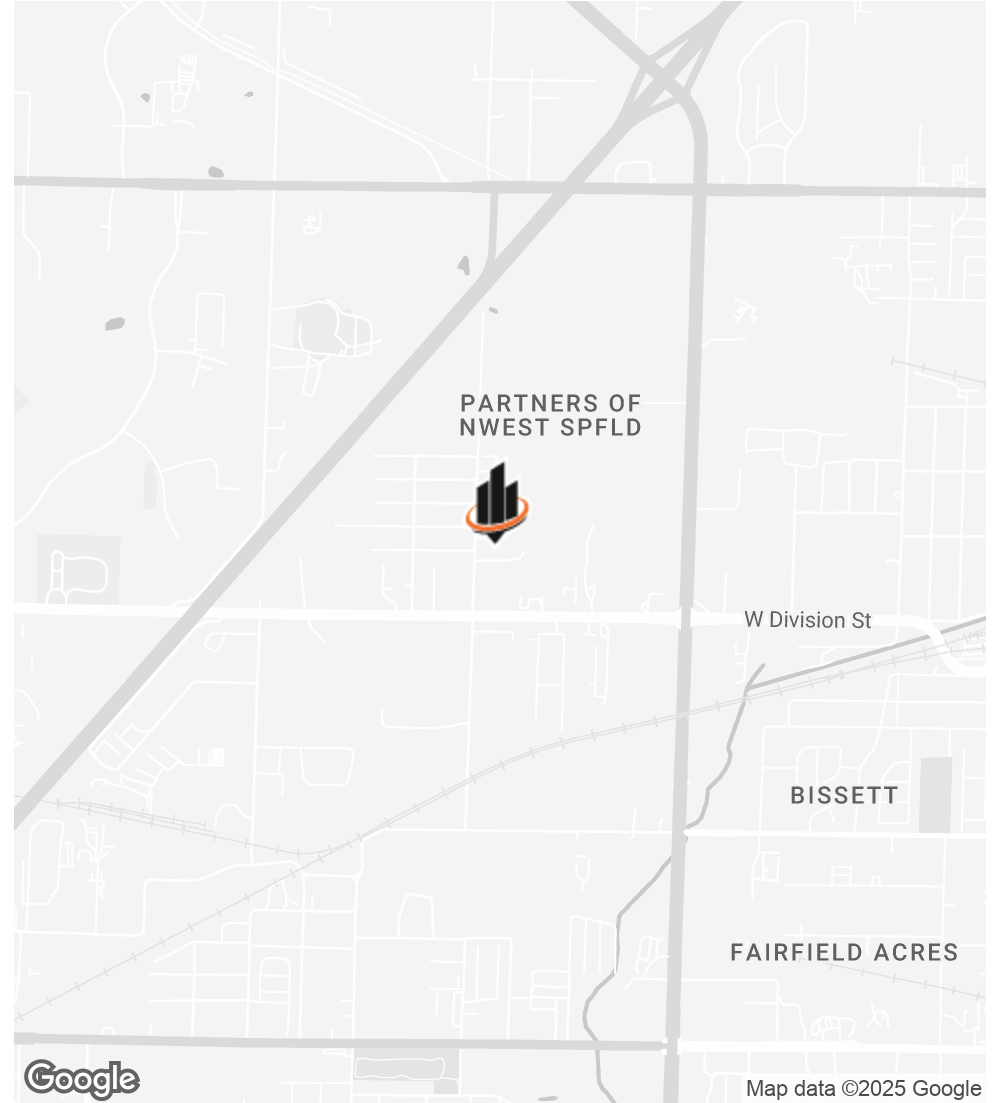
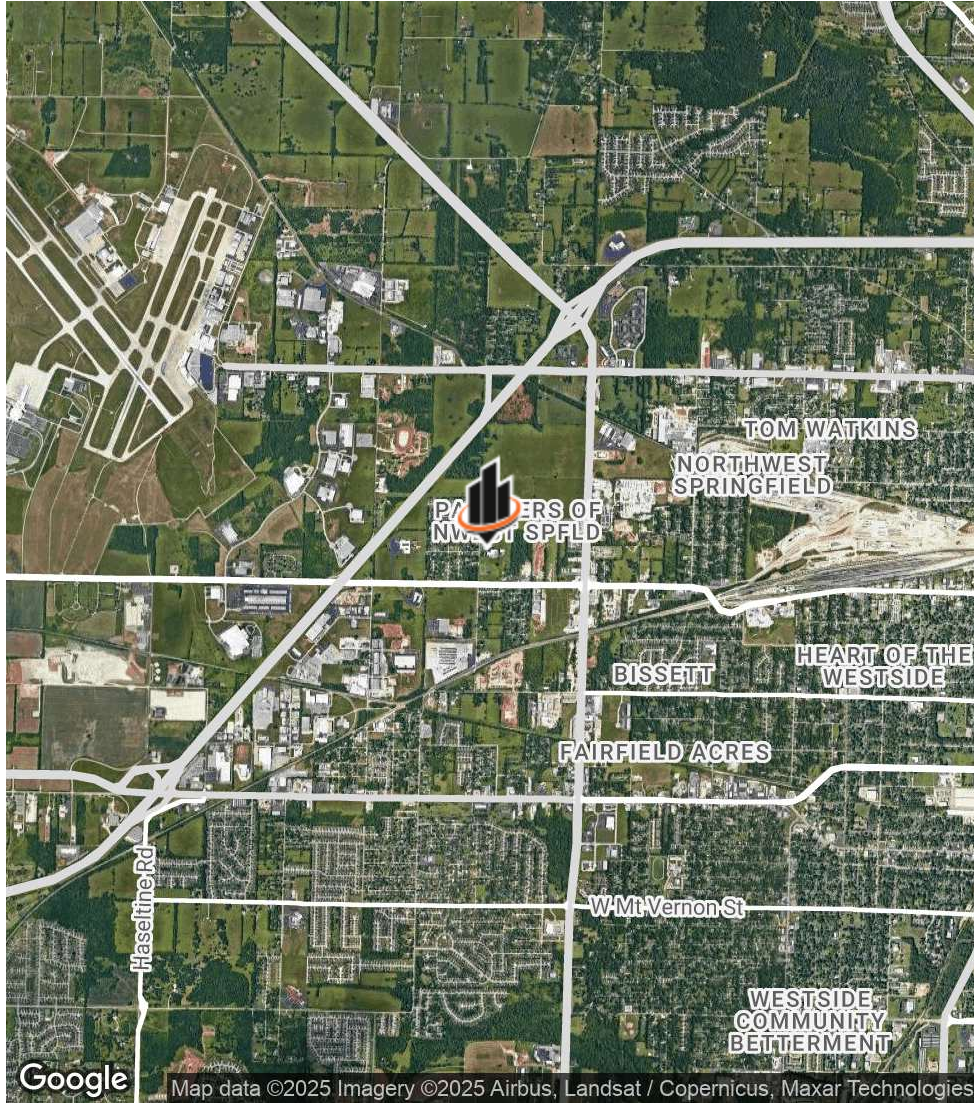
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SITE MAP: FOR SALE



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LOCATION MAP

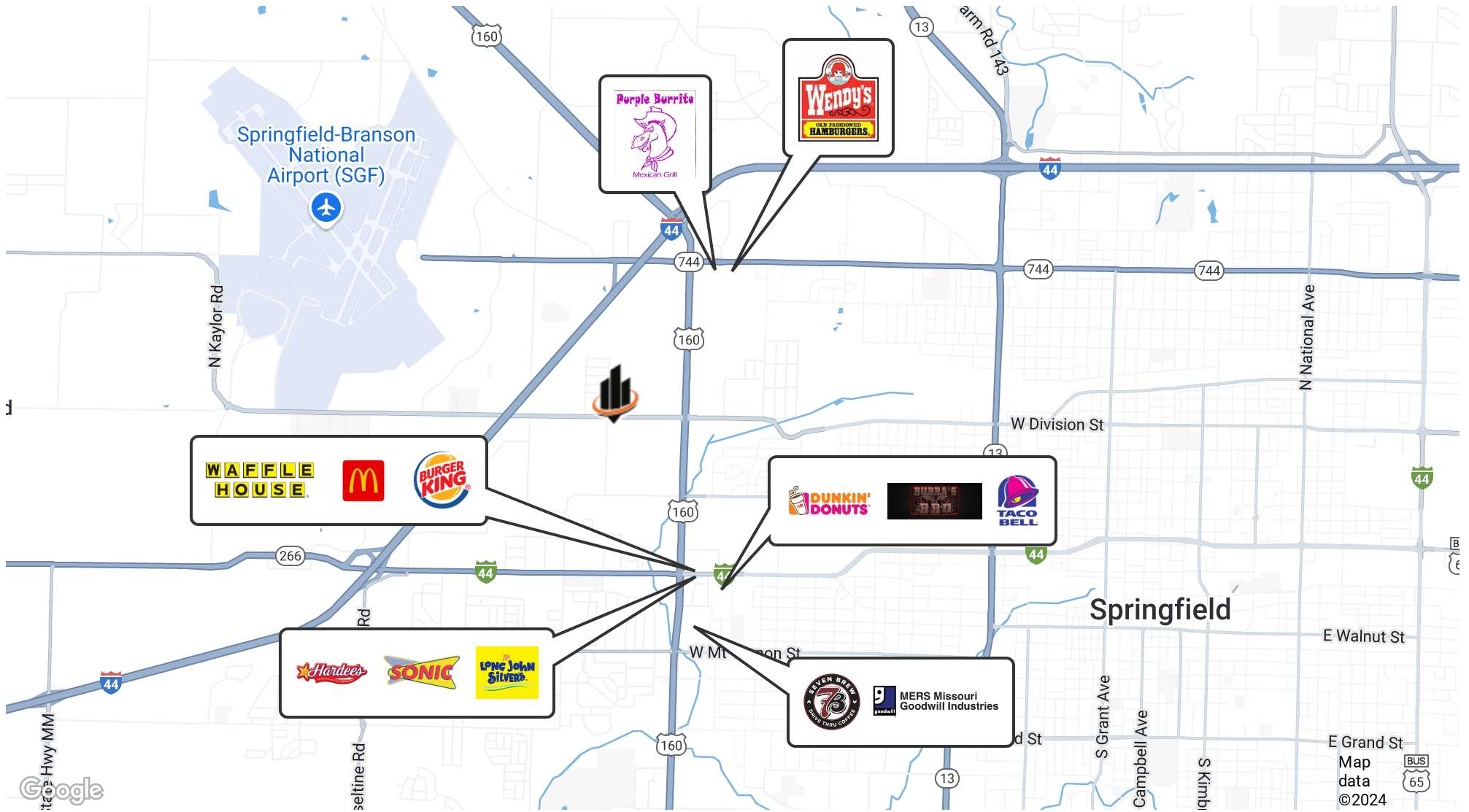


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

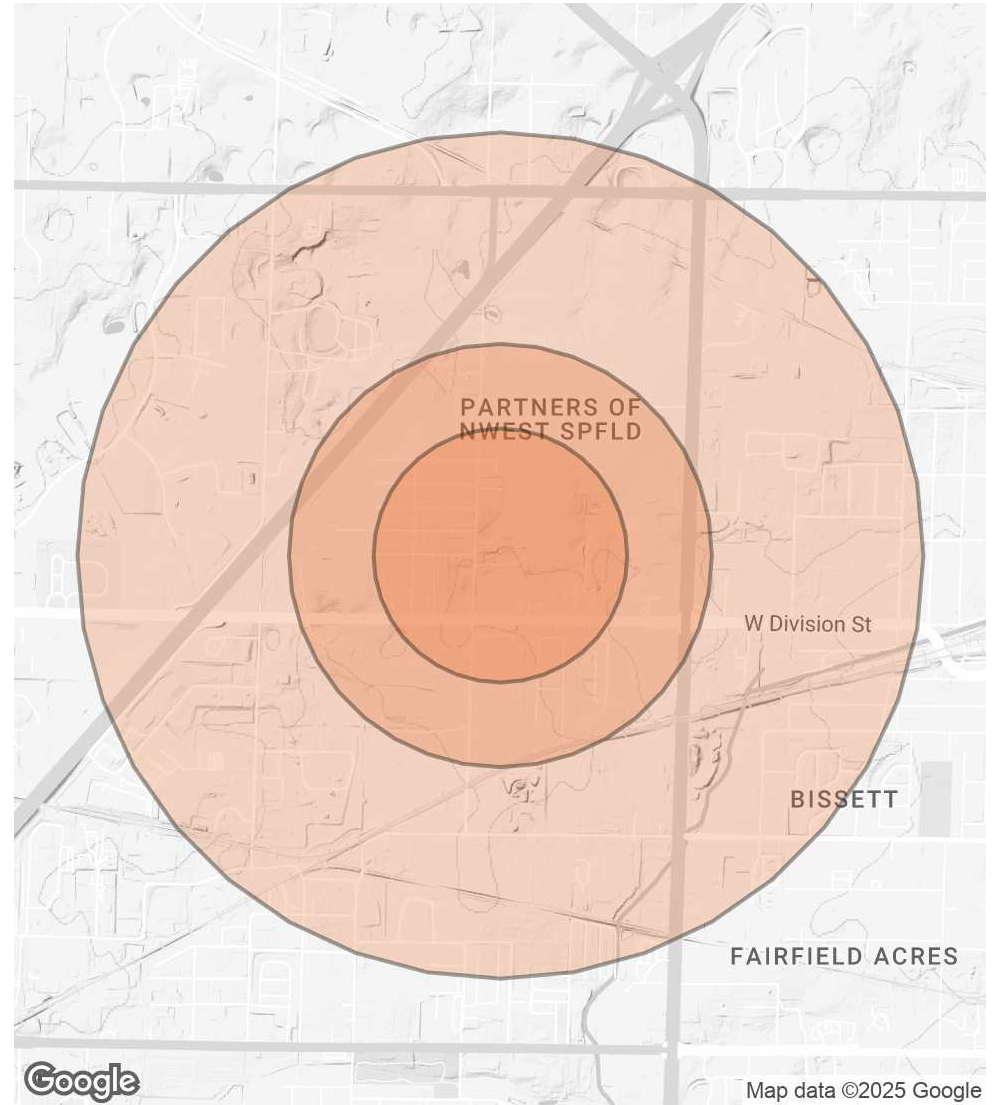
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	387	604	2,025
AVERAGE AGE	39	39	38
AVERAGE AGE (MALE)	38	38	37
AVERAGE AGE (FEMALE)	40	40	39

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	160	250	812
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$59,272	\$59,239	\$57,228
AVERAGE HOUSE VALUE	\$174,695	\$174,434	\$156,295

Demographics data derived from AlphaMap



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The 9.6% report

A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION

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SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

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SVN BY THE NUMBERS



SVN[®] by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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ADVISOR BIO 1



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Associate Advisor

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PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain his Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

EDUCATION

-Graduated from Drury University

MEMBERSHIPS

-Springfield Chamber of Commerce

-Springfield Board of Realtors

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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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