



INDUSTRIAL PROPERTY FOR LEASE

INDUSTRIAL PROPERTY FOR LEASE | 732 NORTH MILLER AVENUE, SPRINGFIELD, MO 65802

- Well-maintained building in Northwest Springfield
- Located near I-44 and Chestnut Expressway
- Surrounded by established industrial and commercial businesses
- Shown by appointment only
- Listing brokers are licensed in Missouri and have an interest in the subject property
- Available August 2026

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary

Photo includes planned building facade remodel late Summer 2026



PROPERTY SUMMARY

Monthly Estimated Rent:	\$10,115.63 (plus expenses)
Available SF:	12,450 SF
Lease Rate:	\$9.75 SF/yr (NNN)
Lot Size:	1.03 Acres
Building Size:	12,450 SF
Year Built:	2002
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

First time to market. A rare opportunity to secure a freestanding industrial/flex facility in northwest Springfield. With limited availability in this quadrant of the city, this is currently the only freestanding building of its type, class, and size available in the area. The building offers a highly functional layout with a 100% clear-span warehouse, two dock doors, three grade-level doors, fenced-in outdoor storage, and three restrooms. The office area has been recently updated from top to bottom, including upgraded drop ceilings and LED lighting throughout both the office and warehouse. Additional improvements are underway, including installation of a brand-new standing seam metal roof and new front steel west façade panels, further enhancing the property's appearance and long-term durability. The convenient northwest Springfield location provides efficient connectivity throughout the Springfield metropolitan area, with quick access to Kansas Expressway, West Bypass, I-44, Chestnut Expressway, and other key commercial corridors. Showings by appointment only.

PROPERTY HIGHLIGHTS

- Conveniently located just east of I-44 and north of Chestnut Expressway
- 100% clear-span warehouse suited for manufacturing, warehousing, distribution, or service uses
- Recently updated office area with LED lighting throughout office and warehouse
- Three restrooms
- Brand-new standing seam metal roof currently being installed July 2026
- New front steel west façade panels currently being installed July 2026
- Fenced-in outdoor storage area
- Dock doors: 2; Grade-level doors: 3
- Electrical: 3-Phase, 200 amp, 120/208
- Fiber-optic internet available
- Warehouse area heated with suspended natural gas-fired radiant heaters
- Office area heated and cooled with natural gas-fired forced air HVAC and supplemental thru-wall AC
- Listing brokers are licensed in Missouri and have an interest in the subject property

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Available Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
732 N Miller Avenue		\$9.75 SF/YR	NNN	12,450 SF	Negotiable	12,450± SF industrial building available for lease at \$9.75 PSF (NNN). Tenant responsible for maintenance, real estate taxes, and property insurance.

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100 Years
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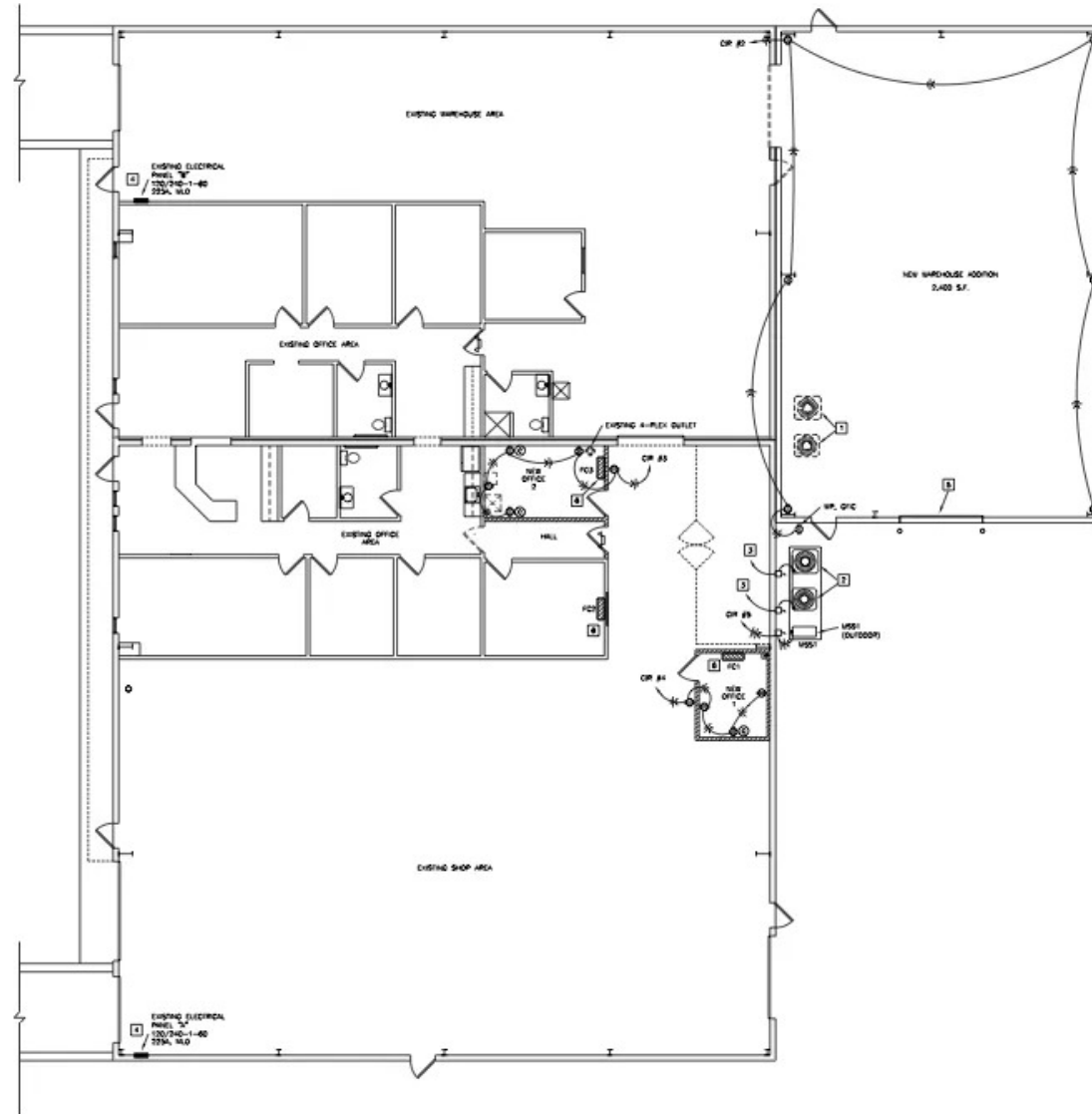
Additional Photos



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Floor Plans



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Business Map



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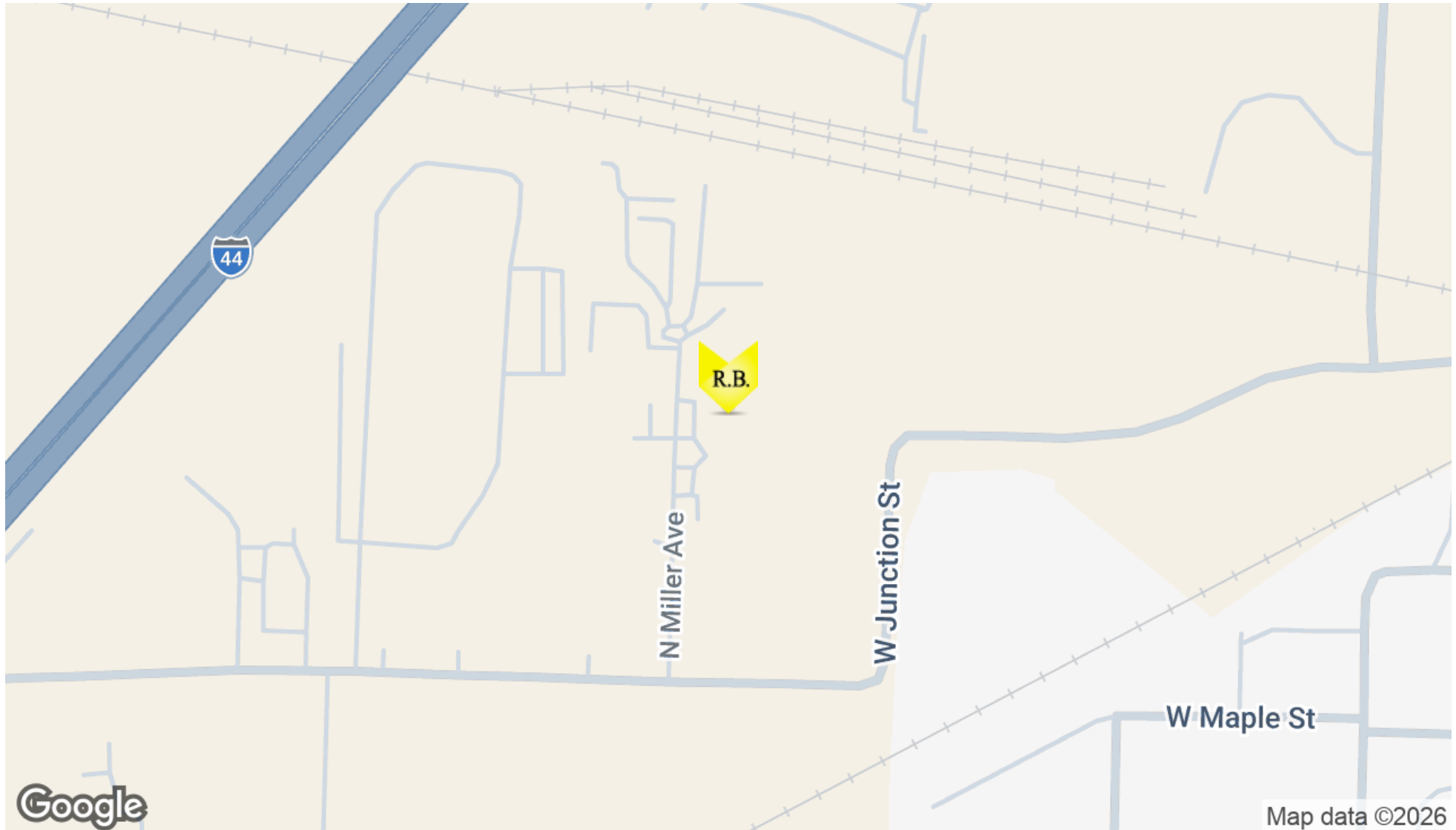
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Location Map



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Demographics Map & Report

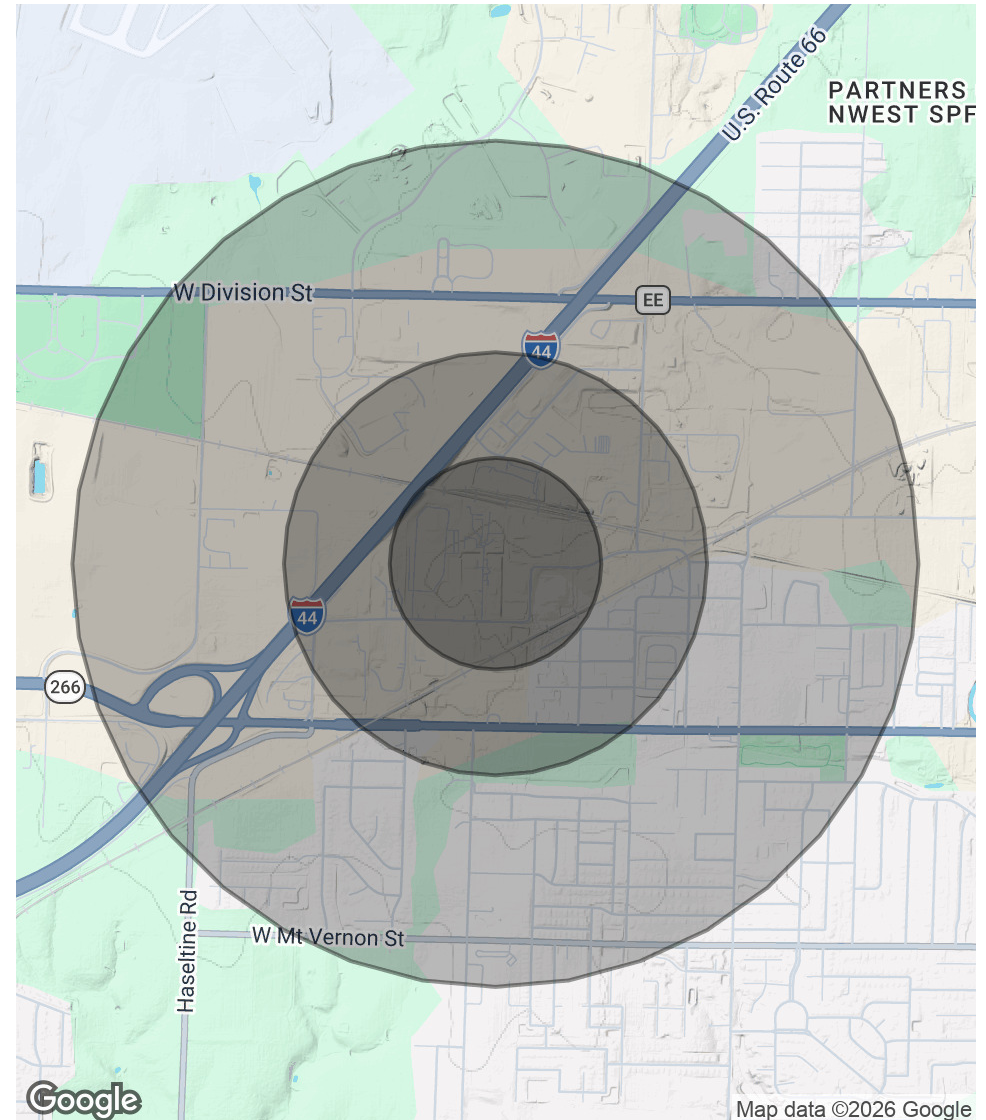
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	35	260	2,269
Average Age	34.4	34.5	38.9
Average Age (Male)	35.3	35.1	38.7
Average Age (Female)	30.6	32.3	37.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	15	113	1,022
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$73,286	\$70,216	\$68,330
Average House Value	\$140,323	\$160,780	\$168,229

2023 American Community Survey (ACS)



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts. Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

Ross exhibits his dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News-Leader's Economic Advisory Council, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)

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