



UNDER CONSTRUCTION - INDUSTRIAL BUILDING FOR SALE/LEASE

UNDER CONSTRUCTION INDUSTRIAL BUILDING | 540 S. STATE HWY 125, STRAFFORD, MO 65757

- 160,000± SF Class A Industrial Building
- 32' Clear Height
- ESFR Fire Suppression
- Located directly on Hwy 125 at the entrance to the SW MO Rail & Industrial Park
- Easy access to I-44
- Shell Delivery Q4 2024

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

SINCE 1909
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

| | |
|-----------------------|---|
| Lot Size: | 10.4 Acres |
| Sale Price: | \$12,000,000.00 |
| Lease Rate: | \$5.85 PSF: entire building \$6.00 PSF: Ste 1 (80,000± SF) \$6.00 PSF: Ste 2 (80,000± SF) NNN Leases |
| Taxes: | TBD |
| Building Size: | 160,000 SF |
| Zoning: | M2 - General 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

Introducing a Class A industrial building under construction in a prime location near I-44, in the SW MO Rail & Industrial Park, immediately east of Springfield. Boasting an optimized design and layout, this facility will offer unparalleled opportunities for users seeking to elevate their operations.

Located directly on Hwy 125 at the entrance of the highly desirable area of the SW MO Rail & Industrial Park, this building provides easy access to major transportation routes, making it a convenient and efficient choice for logistics and distribution companies. The building's flexible layout allows for customizable solutions to fit a variety of business needs, while the spacious warehouse and loading docks provide ample room for inventory storage and shipment. With attention to detail in every aspect of construction, this building promises to provide a top-of-the-line space for businesses. Neighboring businesses include John Deere's SW Missouri Distribution Center, AMCON, Midwest Wheel, 417 Express, and Warson Brands.

Don't miss out on the opportunity to secure a space in this exceptional industrial building. If tenant leases entire building, infill allowance may be up to \$400,000, depending on terms. If 80,000 SF is leased, infill allowance will be up to \$200,000, depending on terms. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Under Construction 160,000± SF available for lease at \$5.85 PSF (NNN)
- The building is divisible into two 80,000± SF units at \$6.00 PSF (NNN)
- 160,000± SF Class A Industrial Building
- 32' Clear Height and ESFR Fire Suppression
- Located directly on Hwy 125 at the entrance to the SW MO Rail & Industrial Park
- Easy access to I-44
- Strafford Fire Department locating within the development - construction to begin 2024
- Trailer parking available for additional fee
- Shell delivery Q4 2024

Available Spaces

Lease Rate: \$5.85 - 6.00 SF/YR (NNN)
Lease Type: NNN

Total Space: 160,000 SF
Lease Term: Negotiable

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|---------|------------|---------------------|------------|---------------------|------------|--|
| Suite 1 | Industrial | \$5.85 - 6.00 SF/YR | NNN | 80,000 - 160,000 SF | Negotiable | 80,000± SF industrial space for lease at \$6.00 PSF (NNN). If tenant leases entire 160,000± SF, the lease rate will be \$5.85 PSF (NNN). |
| Suite 2 | Industrial | \$5.85 - 6.00 SF/YR | NNN | 80,000 - 160,000 SF | Negotiable | 80,000± SF industrial space for lease at \$6.00 PSF (NNN). If tenant leases entire 160,000± SF, the lease rate will be \$5.85 PSF (NNN). |

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100 Years
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Additional Photo



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



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Aerial



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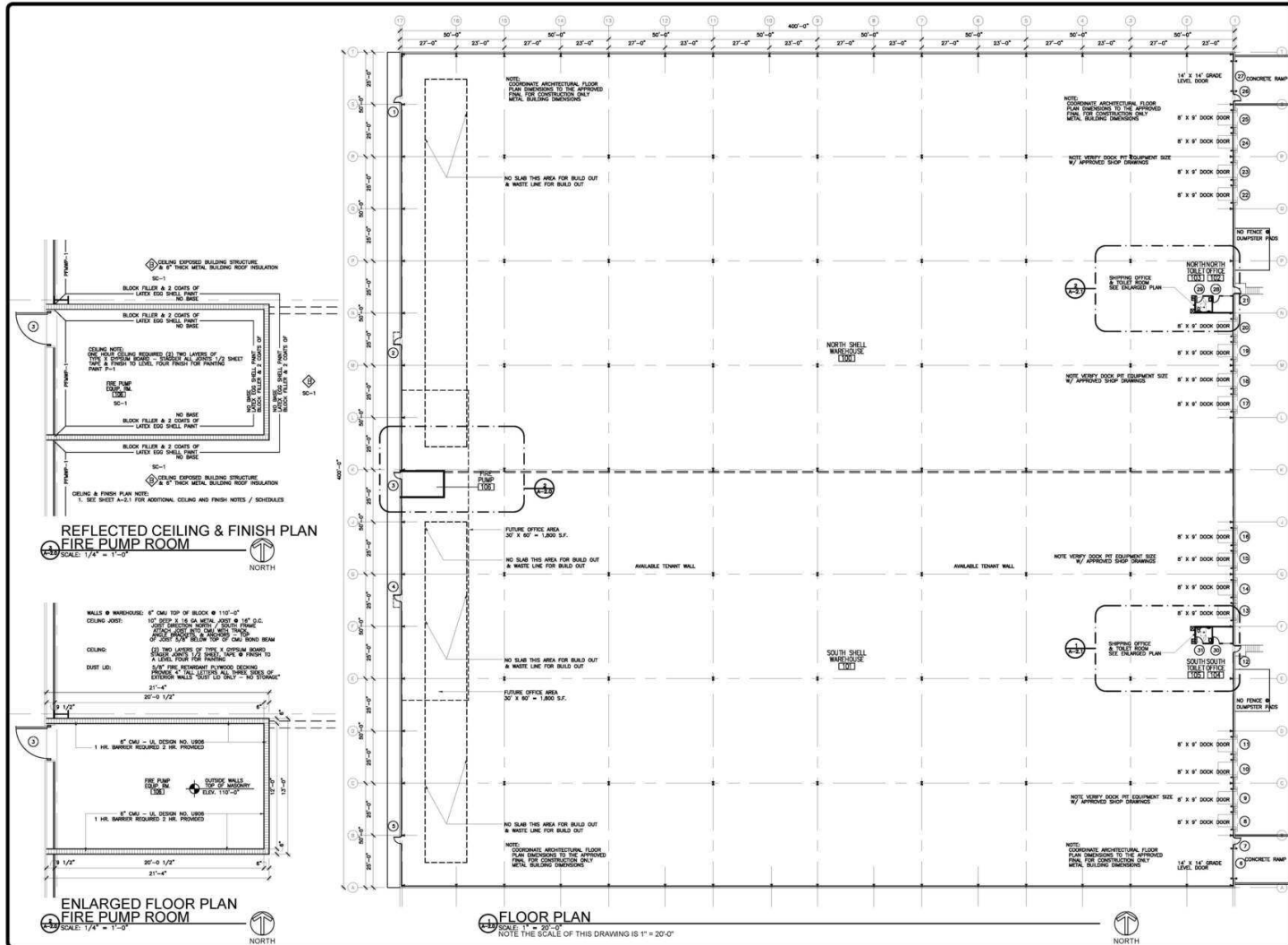
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Floor Plans



| REVISIONS | BY |
|-----------|----|
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PREPARED FOR:
RICH KRAMER CONSTRUCTION

**RICH KRAMER
CONSTRUCTION**
789 MILLER ROAD
SPRINGFIELD, MISSOURI 65802
417-865-9599

PROPOSED SHELL BUILDING:
1256
HIGHWAY 125
CARROLL COUNTY, MISSOURI
STRAFFORD, MISSOURI

DATE: JANUARY 17, 2024
CHECKED: [Signature]
SCALE: [Blank]
JOB NO: [Blank]
SHEET: [Blank]
A-2.0

Property Details

Building Specs for 540 S. State Hwy 125, Strafford, MO

PAVING & SITE CONCRETE

- The East (dock) side of the building will be concrete paving consisting of 7" concrete with 4" base rock compacted. The truck dock and turn area extends 150' from the building.
- There is room for an additional 50' or more for trailer or outside storage area that can be paved
- The 79 space automobile parking lot on the West side will be 3" thick asphalt paving over 6" of compacted base rock. Additional car parking can be provided West of the base car parking as shown.
- The drive lanes along the North and South sides will be 7" concrete with 4" base rock.
- Concrete curb and gutter, where shown on the plan will be 30" (west parking only).
- Concrete Approaches will be 4" thick compacted base and 7" thick concrete as shown on drawings.
- Concrete sidewalks as shown on the site plan.
- Option to add concrete paved trailer parking for an additional cost

BUILDING SHELL

- One Pre-Engineered Metal Building 400' wide x 400' long with a 35'-9" eaves, symmetrically gabled with a ¼" to 12" roof slope.
- The interior clear height will be 32'-0"
- The roof will be a 24 gauge standing seam roof system and will be mechanically seamed
- The wall covering will be standard PEMB R-panel metal wall panels as shown on the building elevations. Walls have two tone color combination. Finish will be Kynar paint
- The building will utilize truss purlins to provide main rafters that are 50' on center with soldier columns at the midpoint of the bays in the sidewalls.
- There will be (7) rows of interior columns, spaced (north to south) at 50' on center.
- The building will be insulated with 4" thick fiberglass insulation in all exterior walls and 6" fiberglass insulation in the roof. Insulation will have a reinforced white metalized poly facing.
- Overhead doors will consist of (16) 8'-2" x 9' insulated steel doors with full vertical lift track, manually operated and steel back covers.
- Dock doors will have full cushioned seals with header vinyl.
- (16) doors include 6' x 8', 25,000# mechanical pit levelers with rubber bumpers
- (2) 14'-2" x 14' insulated steel door with a full vertical lift track, motor operated with safety sensor beams and a wall button mounted controller inside the building
- Two dock area office/ rest rooms are included in the shell building
- Eighteen 4' x 4' aluminum framed windows with thermal break frames and Solarcool reflective tinted insulated glass
- One front entry glass door with closure

Property Details

- Two offices and two restrooms at the east dock area
- An allowance of \$400,000 is included for office infill and can be increased or decreased based upon the tenant or buyer's needs; final number will reflect the office number less the allowance number

BUILDING CONCRETE

- Concrete will be a 4000psi mix in the floor and a 3500psi mix in the footings and foundation walls.
- All foundation and slab will be reinforced as a required to sustain building design loads.
- The building floor will be 6" thick, reinforced with fiber mesh over 10 mil vapor barrier over 4" of compacted base rock.

PLUMBING

- A 2" diameter water line runs into the building with a 2" meter at the pit
- Two restrooms with one stool each and one drinking fountain and mop sink located at the east side of the building near the dock door area.
- A 4" diameter sewer line extends into the office area for future plumbing hookups

SPRINKLER SYSTEM

The sprinkler system is designed to meet NFPA 13 compliance and is an ESFR system.

Engineering will be provided by a qualified fire suppression company. The sprinkler system includes the following:

- A complete set of blueprints and hydraulic calculations showing material and install will comply with NFPA and local fire protection codes.
- Labor and materials to install a fire pump, 460-volt; 3-phase with a wye delta open controller and jockey pump.
- Labor and material to install (4) complete wet pipe ESFR systems.
- Labor and materials to install (1,680) K17 pendent sprinklers and (6) pendent heads in the east office and restrooms
- Labor and materials to install one 8" Ames 2000SS DCA backflow prevention device inside the building.

HVAC

- Twelve 400,000 BTU gas fired unit heaters, programmable thermostats, and all required venting.
- Two PTAC heat and air units in the east dock area offices
- Two 5,000 cfm wall mounted exhaust fans with motor guard, gravity shutter, and factory disconnect.
- Two stationary louvers with counterbalanced back draft dampers

Property Details

ELECTRIC

Electrical work will be provided by a licensed electrician and include the following:

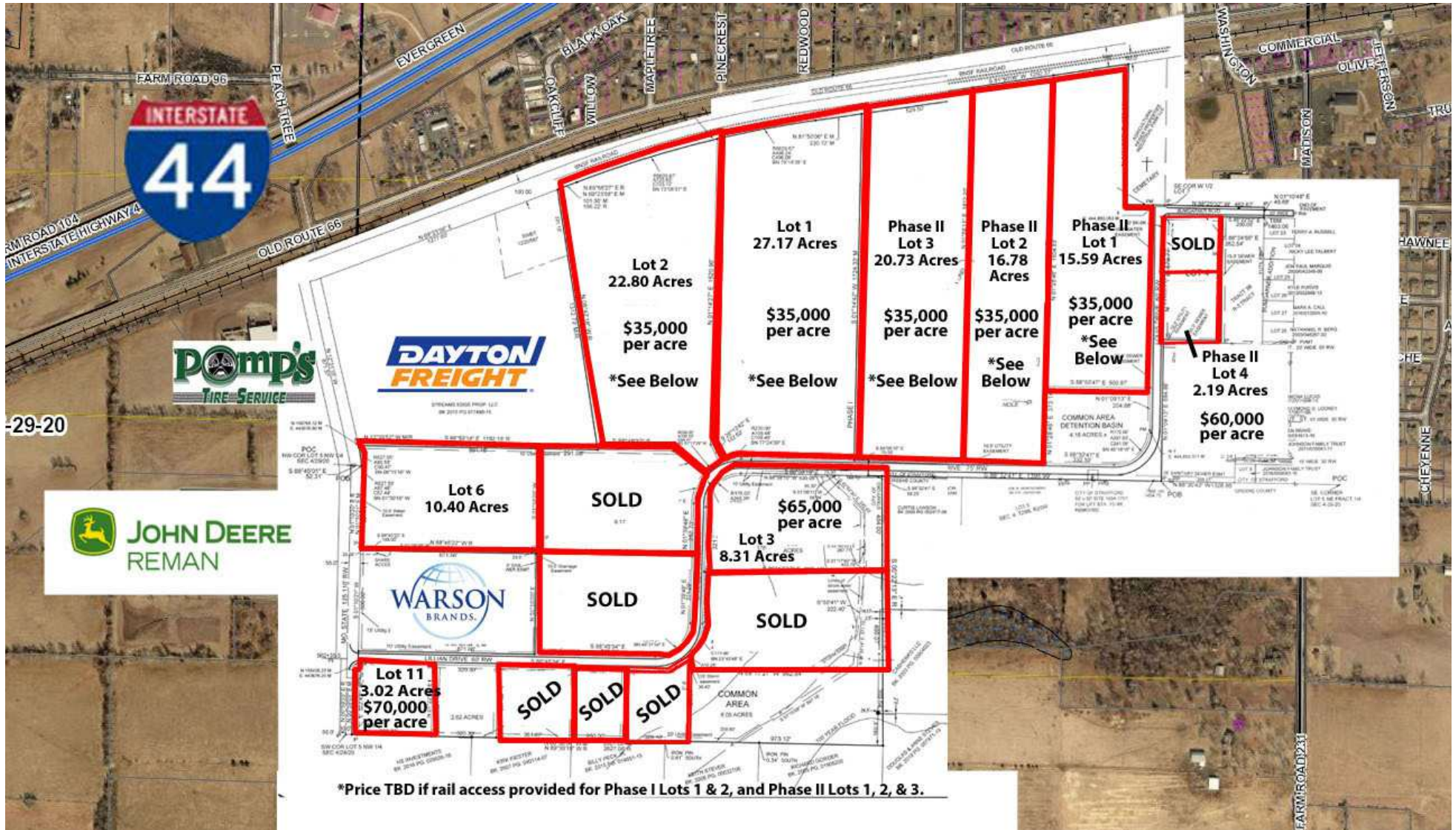
- Nicor round LED warehouse lights, 200 watt, 28,800 lumens each
- (8) Exit/Emergency lights & the required emergency lights with battery backups at exterior doors
- 110 volt receptacles as shown
- Wire 2 exhaust fans and 2 louvers
- Wire unit heaters
- One 1200-amp 480-volt service
- (2) 400-amp 480/277-volt 3-phase panel, one in each lease space
- (2) 200-amp 208/120-volt panel, one in each lease space for office infill
- (2) 200-amp 208/120-volt panels at the east side of the building
- (1) 60 amp panel for exterior lighting
- (1) 40 amp panel for fire pump
- (21) Exterior 102 watt, 12,500 lumens each wall pack lights
- (4) 30' tall light poles with two lights in front parking 250 watt, 33,000 lumens
- (4) 35'tall light poles with 2 lights each 250 watt, 33,000 lumens
- Conduit stubbed in for data/com

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Southwest Missouri Rail Lots



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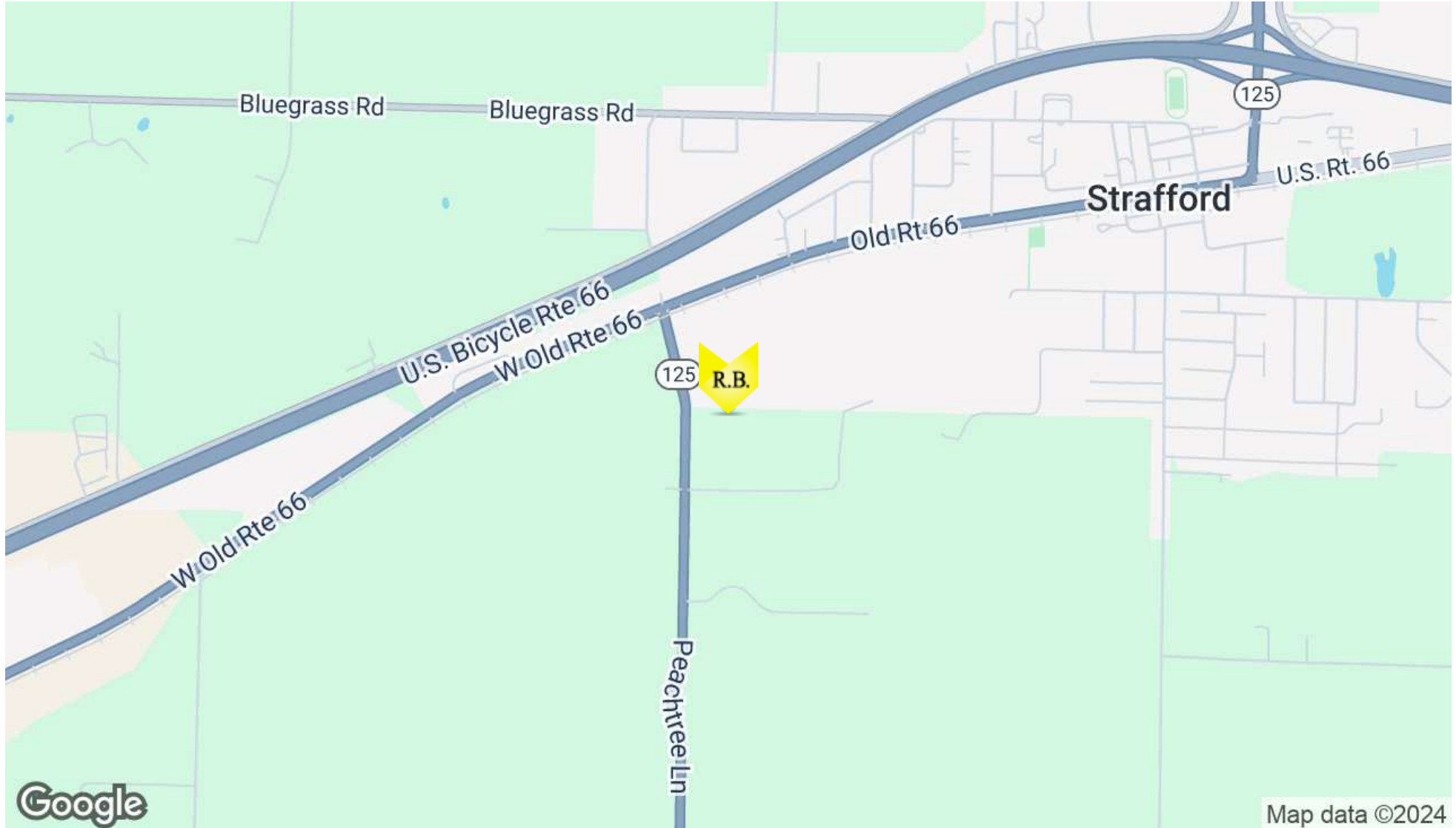
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Location Map



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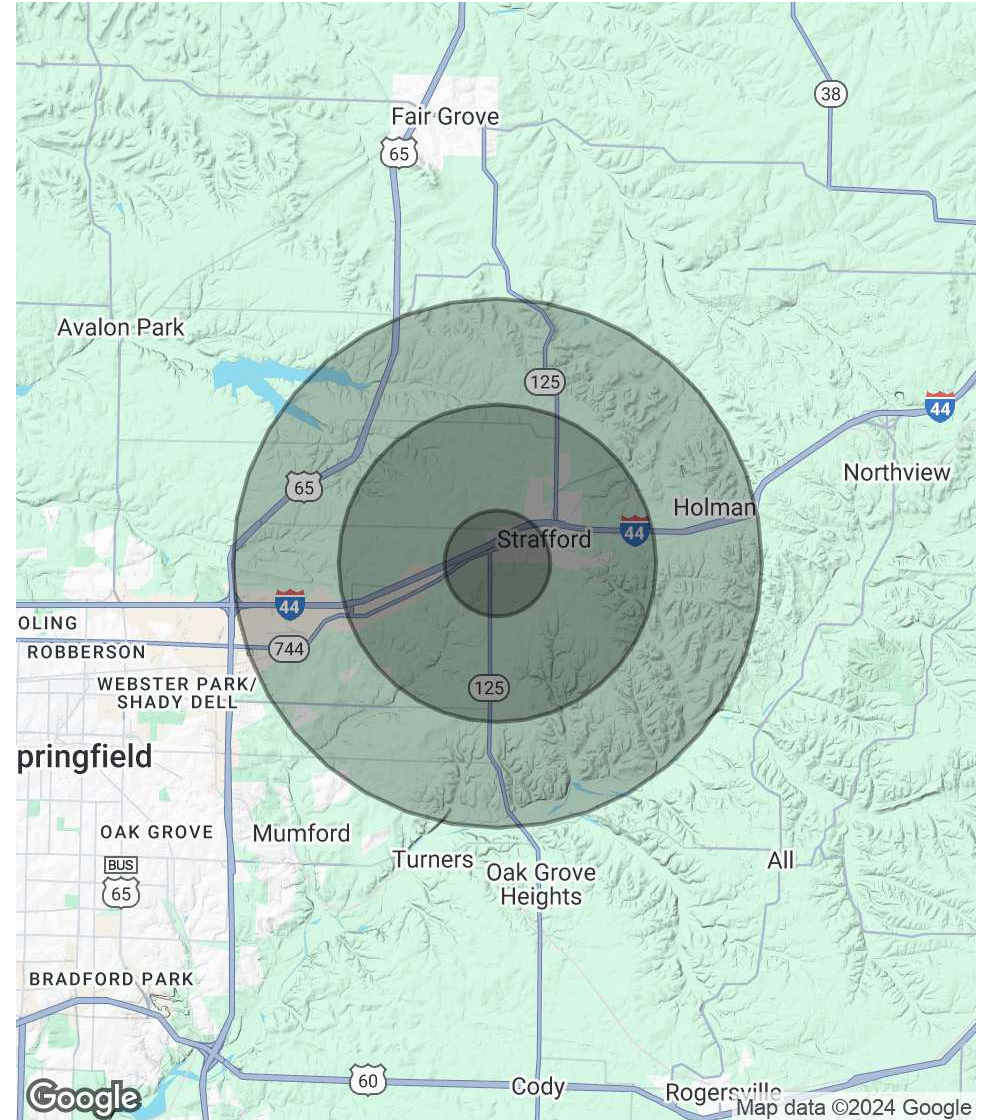
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Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 648 | 3,842 | 8,859 |
| Average Age | 34.8 | 37.0 | 41.5 |
| Average Age (Male) | 33.9 | 36.3 | 41.2 |
| Average Age (Female) | 38.4 | 38.8 | 42.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 262 | 1,628 | 3,884 |
| # of Persons per HH | 2.5 | 2.4 | 2.3 |
| Average HH Income | \$54,455 | \$59,250 | \$73,092 |
| Average House Value | \$141,561 | \$171,293 | \$219,302 |

* Demographic data derived from 2020 ACS - US Census



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