



OFFICE/WAREHOUSE PROPERTY FOR LEASE

OFFICE/WAREHOUSE PROPERTY FOR LEASE | 3702 E KERR STREET, SPRINGFIELD, MO 65803

- Located in Northeast Springfield
- Easy access to Hwy 65 and I-44
- Adjacent to PIC East
- Landlord will consider adding a loading dock, dependent upon lease terms

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

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

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$10,053.33 (plus expenses)
Available SF:	15,080 SF
Lease Rate:	\$8.00 SF/yr (NNN)
Lot Size:	1.2 Acres
Grade Level Doors:	18
Ceiling Height:	20.0 FT
Year Built:	2002
Zoning:	HM - Heavy Manufacturing
Taxes:	\$16,031.47 (2024)

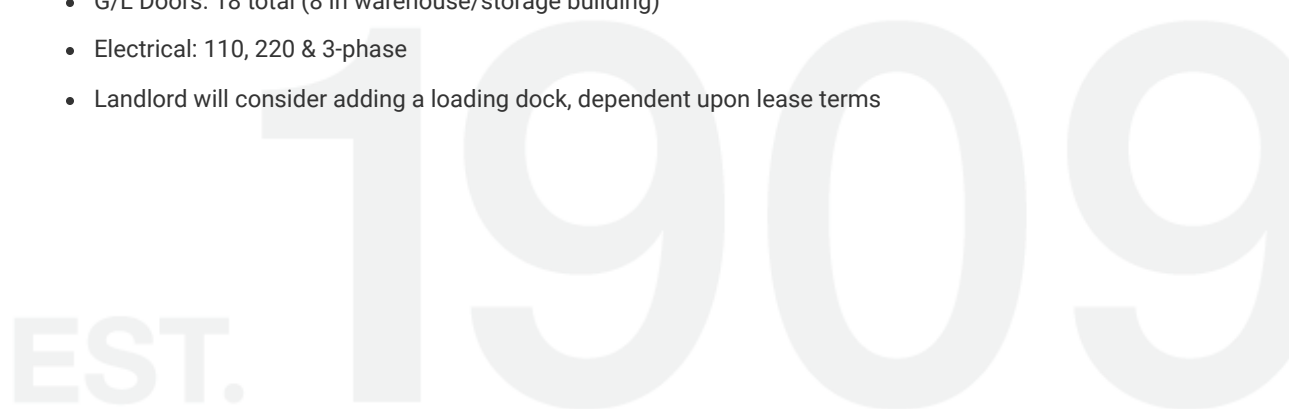
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

PROPERTY OVERVIEW

Office/warehouse property now available for lease in Northeast Springfield. The property is located adjacent to the City of Springfield's Partnership Industrial Center East (PIC East) and consists of two buildings on 1.2± acres. The main building has approximately 4,000 SF of office space, a large warehouse with a showroom and 10 G/L doors, multiple private offices/classrooms, a kitchen/breakroom, server room, and reception area. The warehouse/storage building has 8 G/L doors and power. This property has easy access to Hwy 65 and I-44. Neighboring blue chip companies include: Amazon, French's John Deere, and Buckhorn. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Office Space: 4,000± SF (2,430± SF ground floor & 1,570± SF upstairs)
- 9,570± SF warehouse / light manufacturing
- 3,000± SF additional storage warehouse units
- Large warehouse & showroom, private offices, kitchen/breakroom, server room, reception area
- Ceiling Height: 20'
- G/L Doors: 18 total (8 in warehouse/storage building)
- Electrical: 110, 220 & 3-phase
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Available Spaces

Lease Rate: \$8.00 SF/YR (NNN)
Lease Type: NNN

Total Space: 15,080 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
3702 E Kerr Street	Manufacturing	\$8.00 SF/YR	NNN	15,080 SF	Negotiable	15,080± SF office/warehouse property for lease at \$8.00 PSF (NNN). Tenant responsible for building maintenance, taxes, and insurance.



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Additional Photos



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100 Years
SINCE 1909

Additional Photos



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Additional Photos



Warehouse/Storage Building



Primary Building



Warehouse/Storage Building



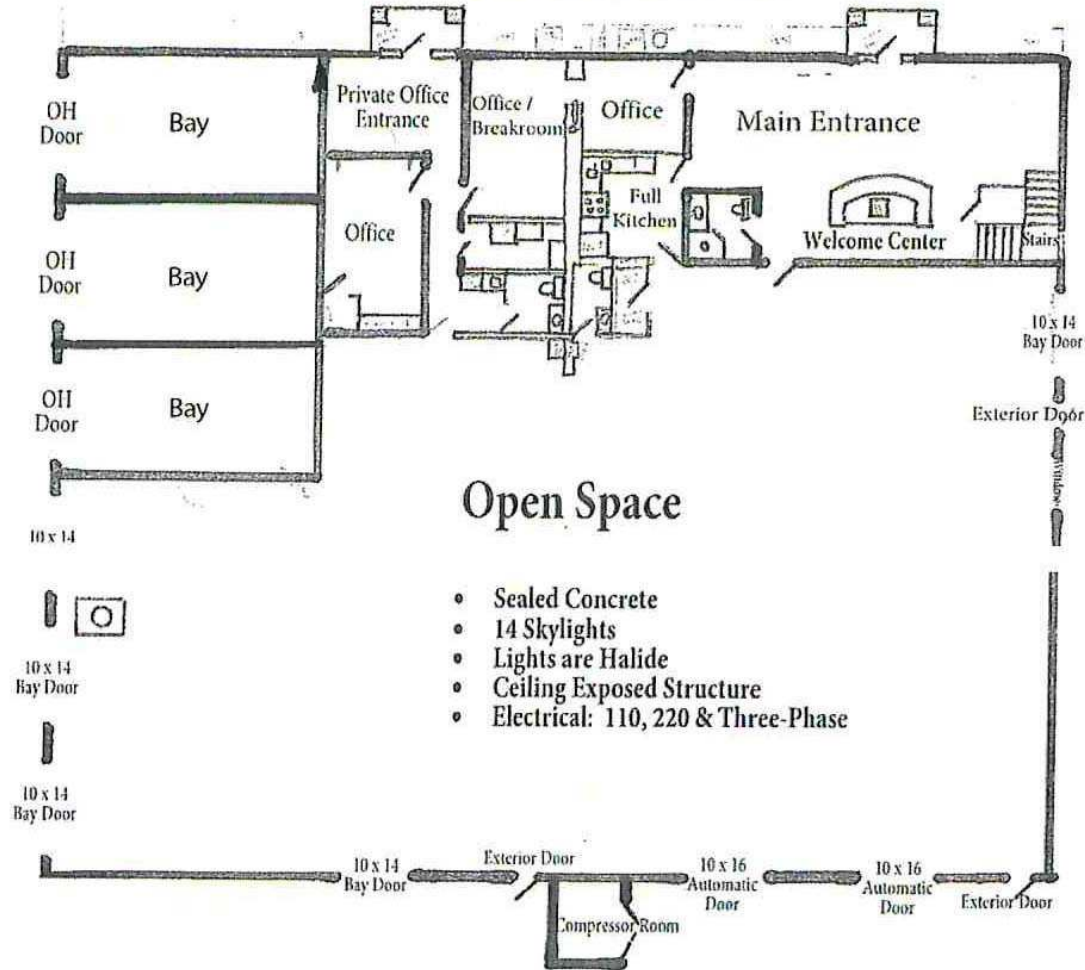
Warehouse/Storage Building



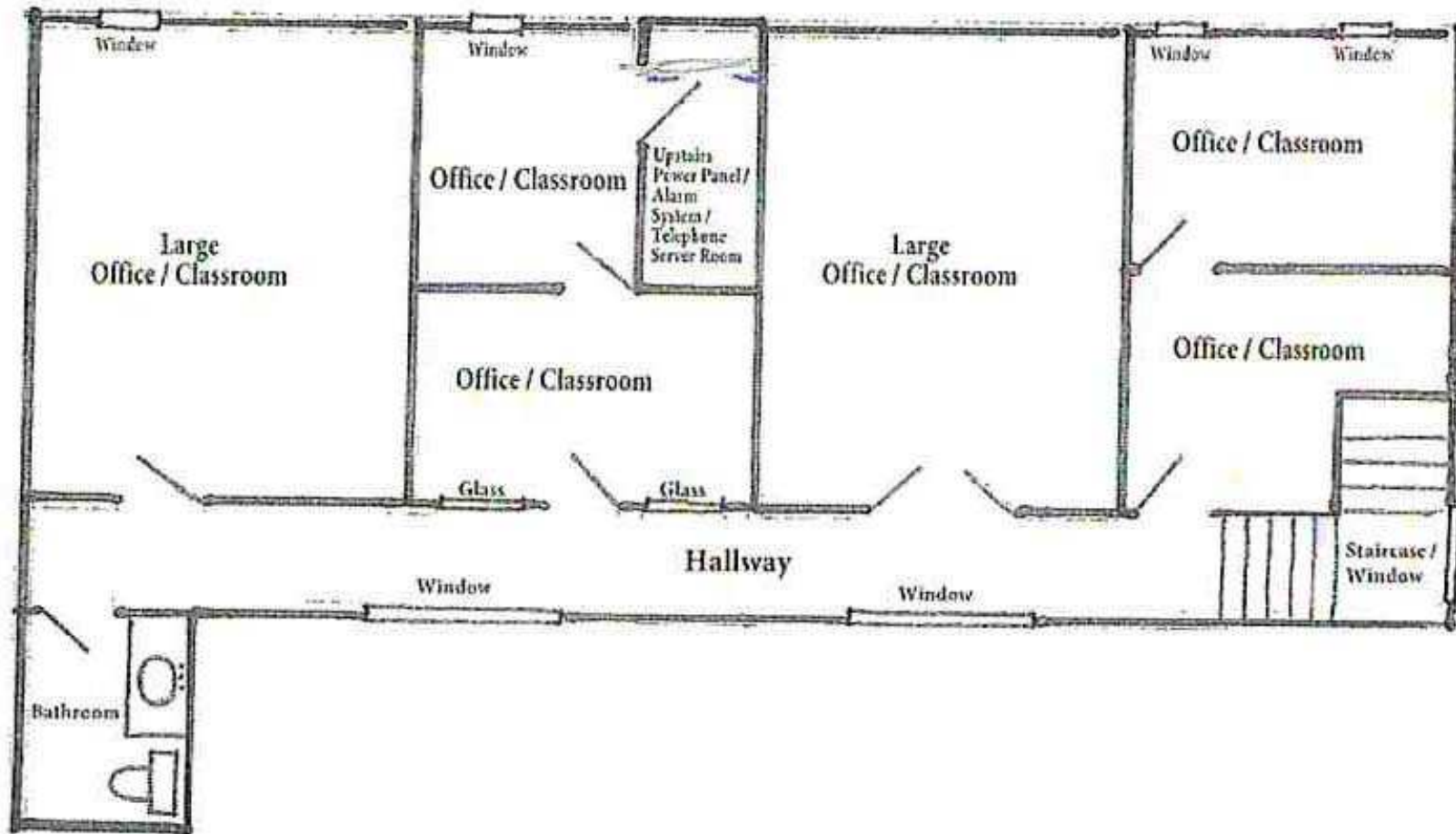
Primary Building Storage Unit

Floor Plans

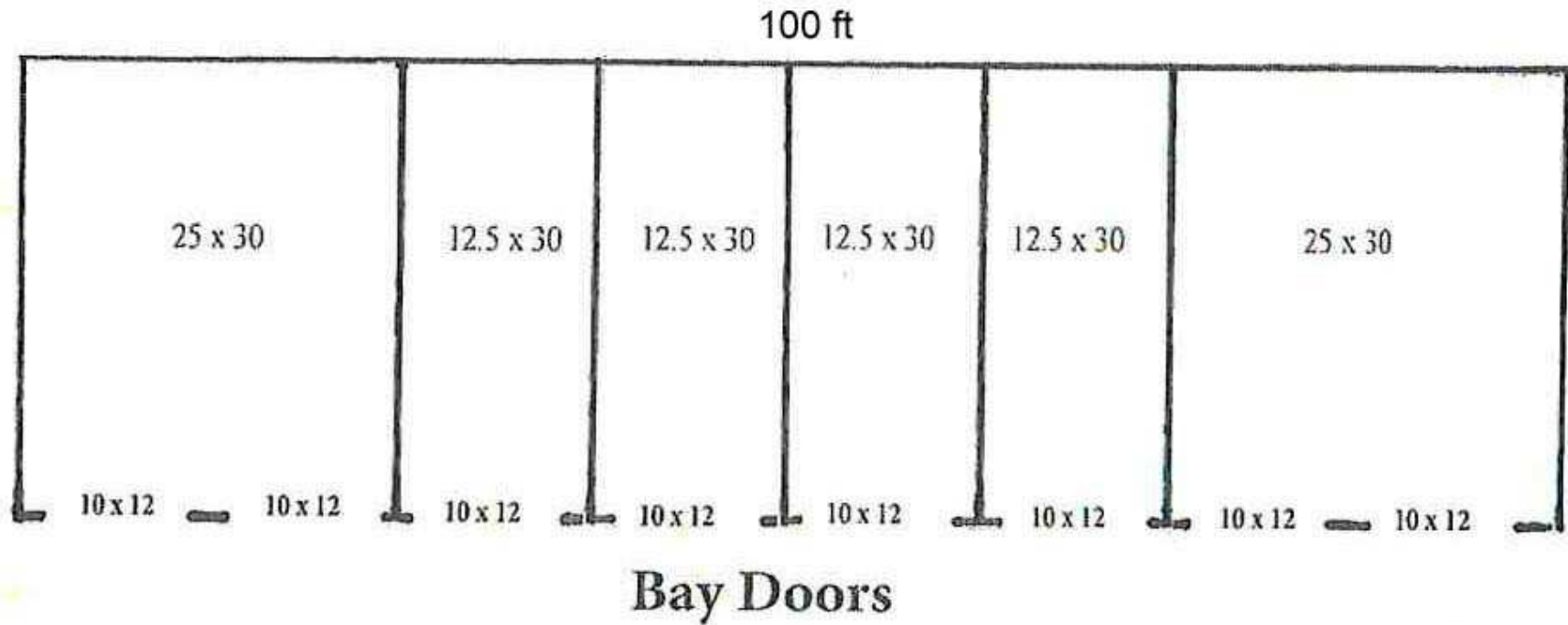
1st Level Floor Plan



2nd Level Floor Plan



Floor Plans



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Retailer Map



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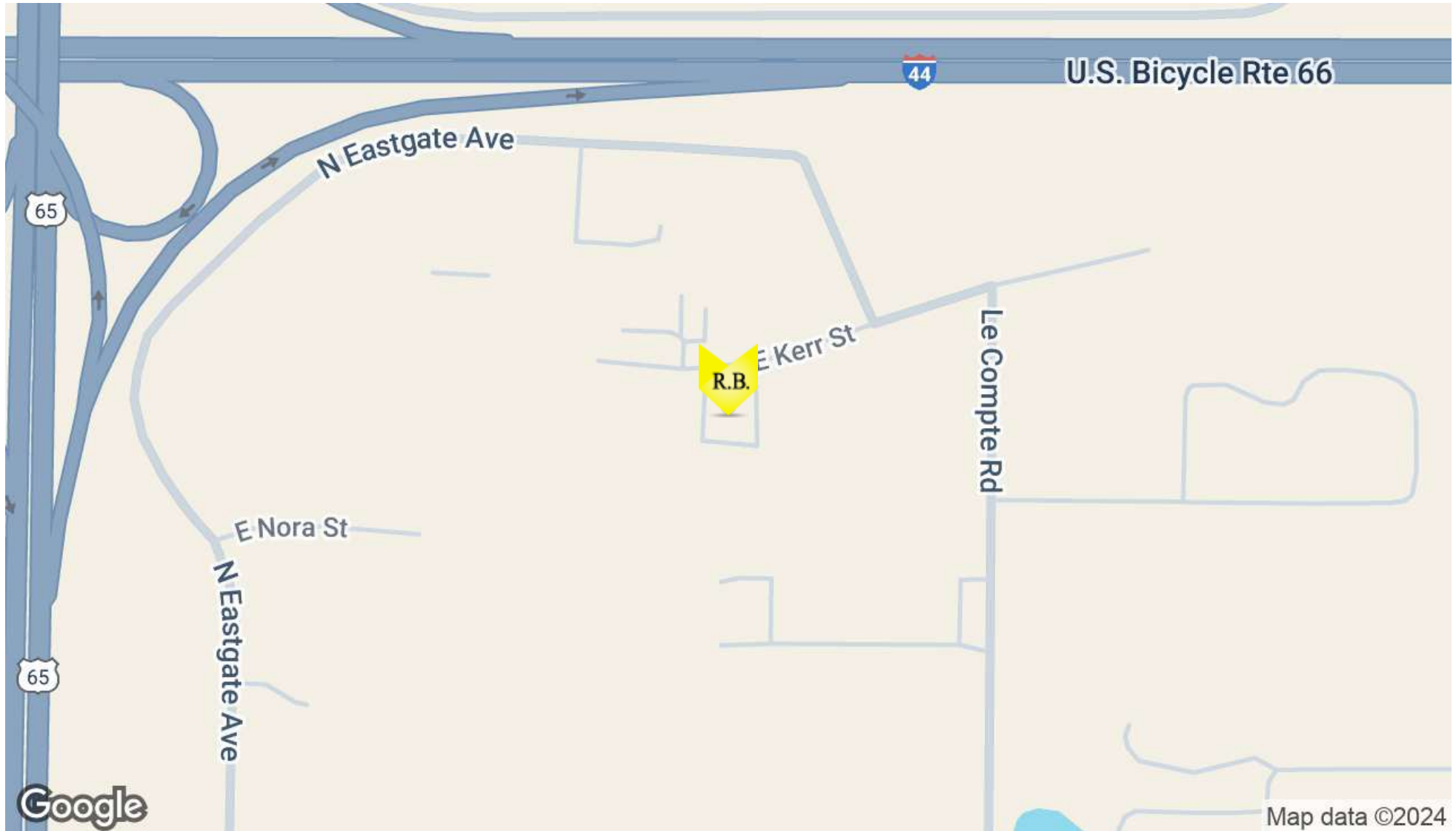
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Location Map



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Demographics Map & Report

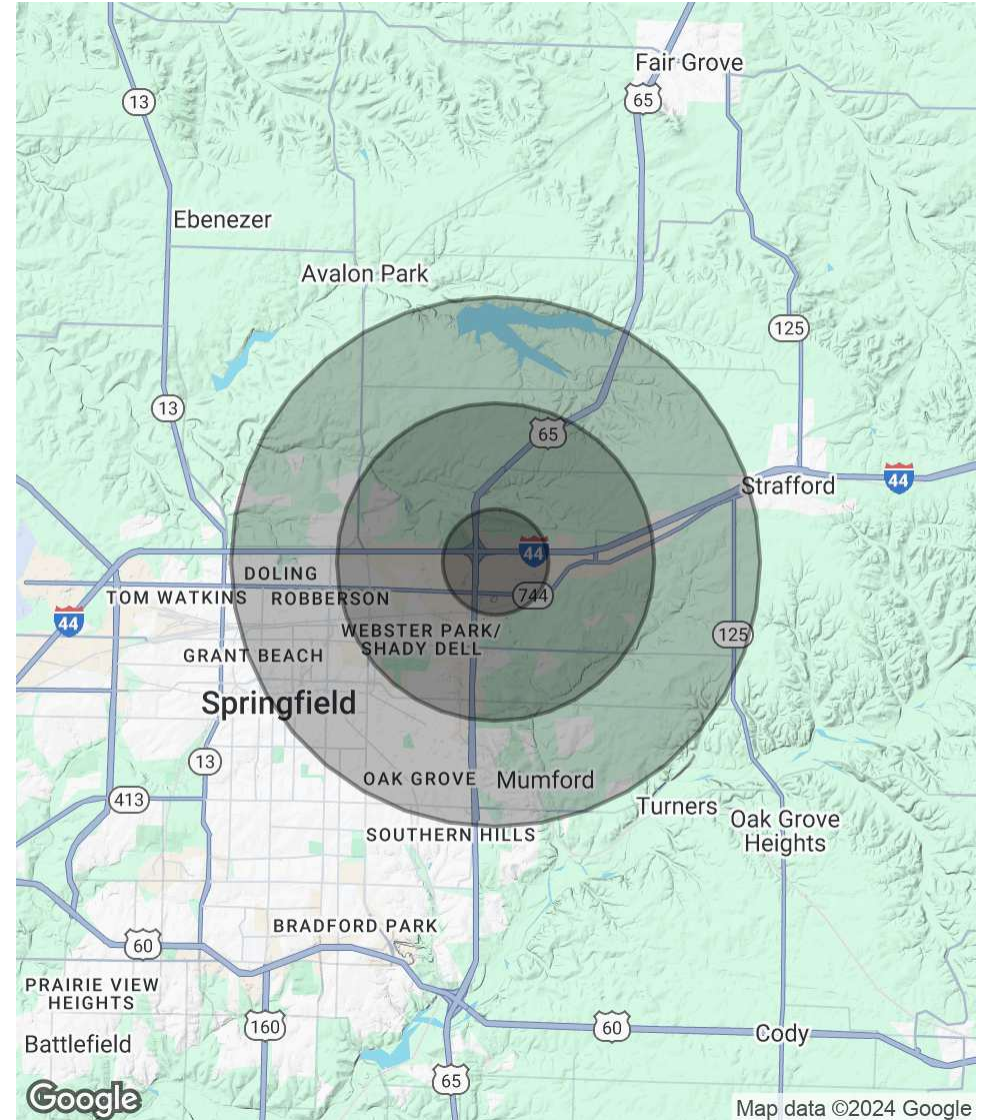
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	896	15,683	72,454
Average Age	34.1	36.3	34.3
Average Age (Male)	32.8	35.4	33.8
Average Age (Female)	36.1	39.3	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	442	7,251	32,834
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$55,106	\$54,379	\$51,448
Average House Value	\$162,262	\$138,321	\$124,332

2020 American Community Survey (ACS)



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