

Freelander Industrial Building

630 George St, Marshfield, MO



**FOR
SALE**

GALEN PELLHAM, AIA,CCIM
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MURNEY COMMERCIAL
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

Freelander Industrial Building

630 George St, Marshfield, MO

Land: 14.7 acres

Buildings: 1: 42,480 sf
2: 64,800 sf
3: 72,900 sf
180,180 sf

~~Purchase Price: \$6,000,000~~

Reduced to \$4,800,000



Marshfield: Cost effective and Centralized

Central to common carrier routes and Rail alike, the Marshfield area offers an array of freight routes to and from most major centers and hubs.

Low utility costs. (ie. Electricity, Gas and Water)

Low local tax.

State tax incentives.

A dedicated workforce with a vast network of support industry.



- Building #1 was constructed in 1965, while Buildings 2 & 3 were constructed in 1972.
- Building # 1 is a Butler type structure while Buildings 2 & 3 are concrete block.
- There are currently (2) 4000 amp services and 2 Megawatts currently fed to the building from the local substation across George Street..
- Building #1 & Building #2 have a tenant on 110,000 sq ft., NNN through 11/30/26.
- In 2004, roof was stripped and reroofed with .65 ml TPO. There are currently roof repairs needed in Building #3. A new roof would strongly be suggested for the entire complex.
- Over 180,180 square feet of prime industrial real estate. Structure was originally built for manufacturing steel fabricated products and has over 12 inch reinforced concrete floors.
- The building is separated by 3 distinct firewalls, allowing for isolated operations related to manufacturing and warehousing.
- The building is on a rail spur and was formerly used in the early 1990's, but the switchgear has been removed by BNSF Railway.

BUILDING I

Building I = 28,800 sq. ft

Type of Building: Class S Manufacturing

Overall Dimensions: W 120 ft. x L 240 ft

Foundation: Reinforced Concrete

Frame: Steel truss with center support columns. Bay Spacing: 30' x 40'

Floor Structure: Concrete on grade on engineered fill to dock height with 12" reinforced concrete floors.

Roof Structure: Gable steel truss.

Roof Cover: Per engineered metal panel with 4 rows of fiberglass panel skylights. There are 10 panels in each row.

Interior Finish: Walls and ceiling are insulated with the frame exposed.

Electrical: The wiring is in rigid conduit with new ceiling mounted 8' fluorescent type shop fixtures. The main box is a Square D with 3 phase 230 volt 400 amp service.

Plumbing: There are 2 five piece employee restrooms located in Building No. 1 near the office area. Each restroom has a 6 spigot industrial basin.

Doors: Two 14' x 10' dock height doors and a 12' x 16' metal door at the northwest corner.

Heat and Air Conditioning: The suspended gas heating units were replaced in 1998, on the east wall there are three 8" circulation fans.

Office: A 23' x 38' shipping office is located immediately north of the interior truck dock. The office is of light frame construction with concrete floors, paneled walls and ceilings and electric baseboard heat. It is divided into 4 individual offices plus a two piece restroom.

BUILDING 1A

Building 1A = 13,680 sq. ft

Type of Building: Class S Manufacturing

Overall Dimensions: 50' W x 240' L plus three 14' x 40' halls extending to Building 1.

Frame: Rigid steel truss.

Foundation: Reinforced concrete. **Exterior**

Walls: Pre-engineered metal. **Floor**

Structure: Concrete on grade on engineered fill to dock height with 12" reinforced concrete floors.

Roof Structure: Gable steel truss with insulated pre-engineered sandwich panels.

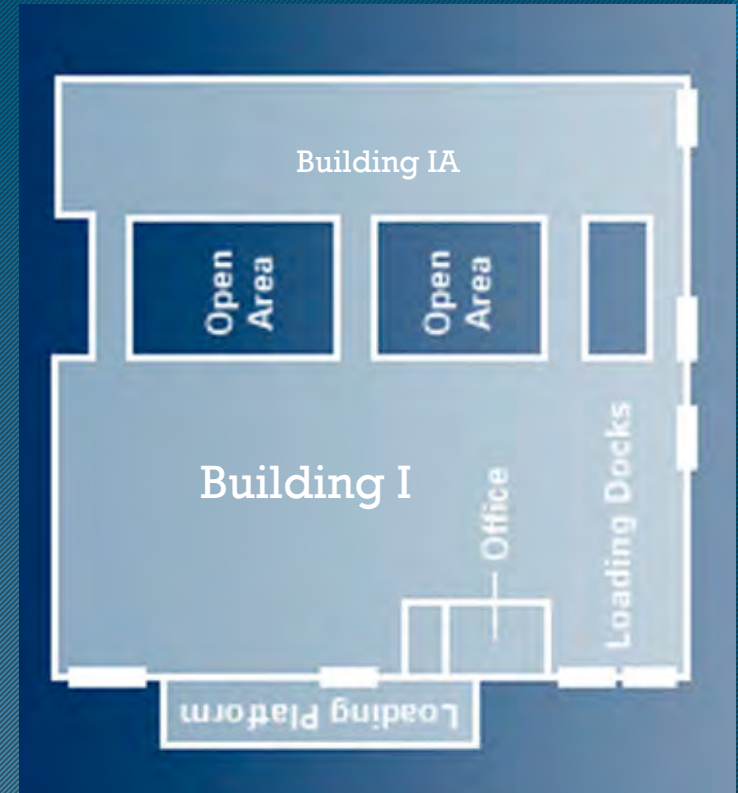
Interior Finish: Walls and ceiling are insulated with the frame exposed.

Electrical: Electrical service is 120/208 volt; 225 amp service 3 phase in rigid conduit.

Plumbing: Building 2 has two large industrial restrooms which have access into the Building 2. The restroom is below the mezzanine storage area.

Doors: There is one exterior entry door to Building 1A is provided by three 14' x 40' hallways. Access to Building 2 is provided by an 8' x 12' overhead metal door.

Heating and Air Conditioning: 3 suspended space heaters. There is a 48" circulation vent fan at the north wall.



BUILDING 2

Building 2 - 64,800 sq. ft.

Type of Building: Class S Manufacturing Building

Overall Dimensions: W 270 ft. x L 240 ft.

Frame: Structural steel columns and girders with horizontal bar joist.

Foundation: Reinforced Concrete

Bay Spacing: 30' x 40'

Exterior Walls: 12" Reinforced Concrete block.

Floor Structure: Concrete on grade on engineered fill to dock height with 6" reinforced concrete floors.

Roof Structure: Flat roof with steel bar joist and metal roof deck.

Roof Cover: Single ply with bulge type skylights.

Interior Finish: Walls are painted concrete

Interior Finish: Walls and ceiling are insulated with the frame exposed.

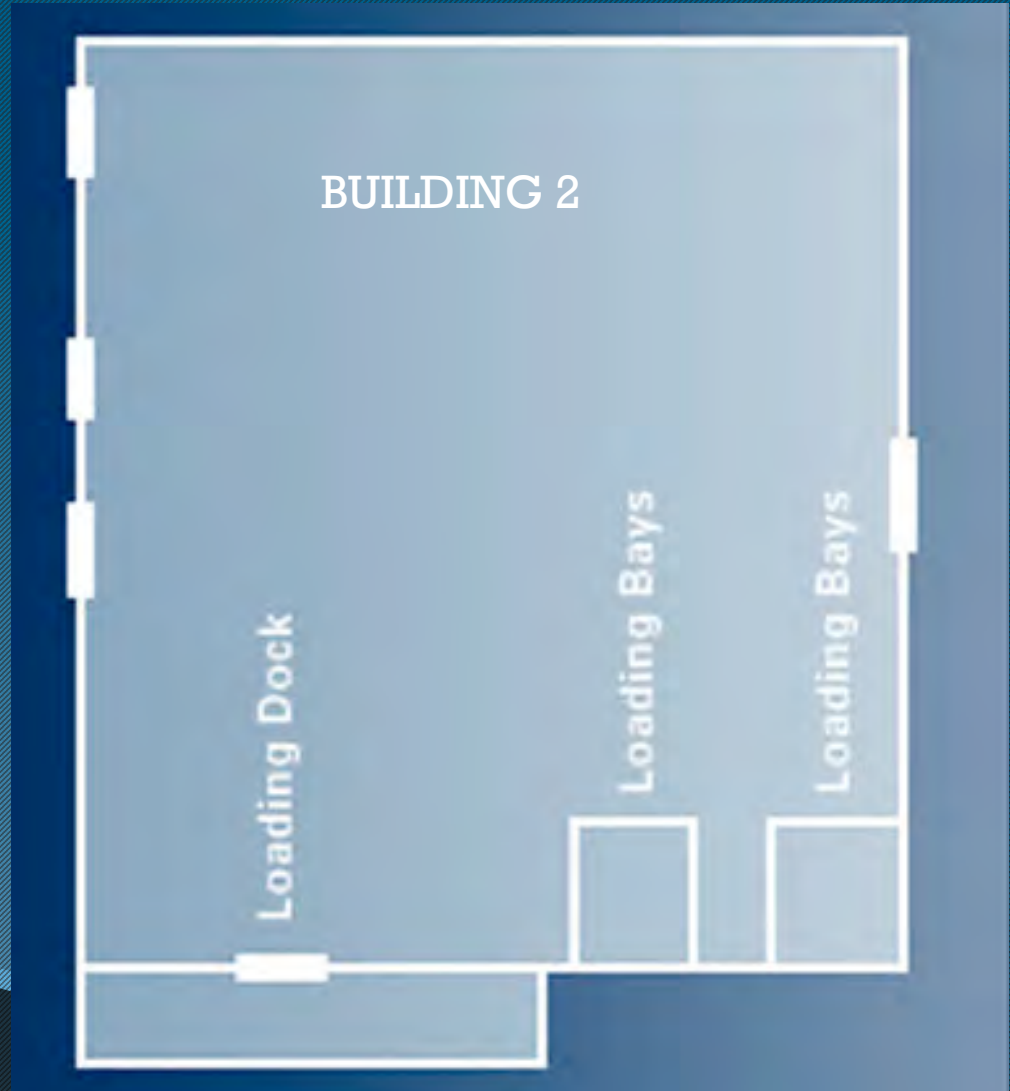
Electrical: 3 phase 400 amp service. The manufacturing area has a buzz duct loop system with 4,000 amp service.

Plumbing: There is a 2 piece restroom located north of dock bay 7/8.

Heat and Air Conditioning: Heat is provided by suspended gas fired space heaters. On the east wall, there are 3 large exhaust fans approximately 60" in diameter and six 30" wall mounted ventilation fans throughout the building.

Mezzanine Storage: There is a 25' x 30' mezzanine storage area over the employee restrooms.

Miscellaneous: A 2,000 pound capacity industrial scale is located south of the box storage area. Along the entire south wall is a 250' dual crane way with an overhead traveling arm and 3 ton change hoist.



BUILDING 3

Building 2 - 72,900 sq. ft.

Type of Building: Class S Manufacturing

Overall Dimensions: 270 ft. W 270 ft. L

Frame: Structural steel columns with 30' x 30' bays

Foundation: Reinforced concrete

Exterior Walls: 12" Reinforced concrete block

Floor Structure: Concrete on grade on engineered fill to dock height with 12" reinforced concrete floors.

Roof Structure: Flat roof with steel bar joist frame and rigid insulation board deck.

Roof Cover: Single ply system with bubble type skylights

Interior Finish: Walls are painted concrete block and the ceiling is painted as well.

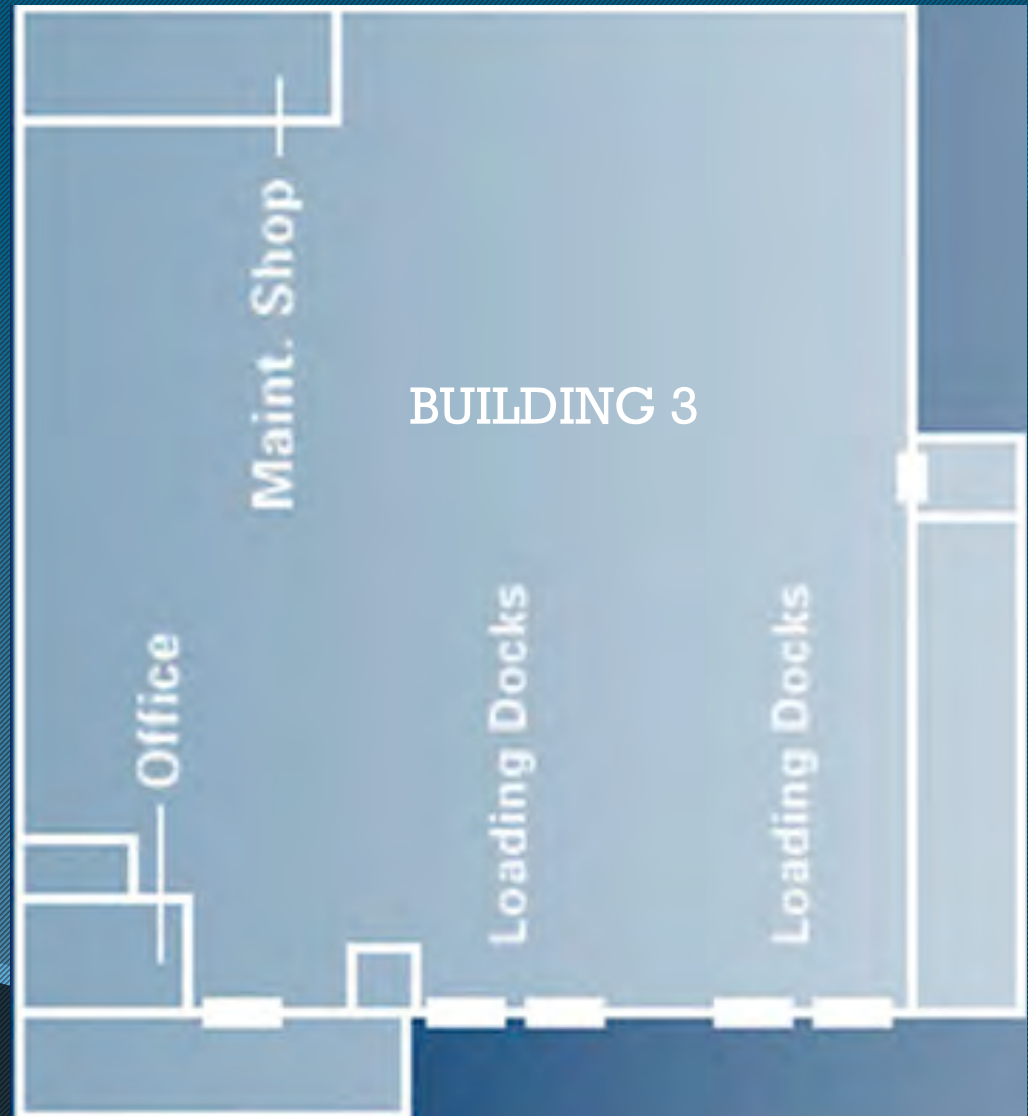
Electrical: Rigid conduit with 8' dual fluorescent shop fixtures mounted on the ceiling support I beams

Plumbing: There are 2 restrooms located at the northwest corner and adjacent to the office area. The men's restroom has a 6 spigot industrial basin, 2 urinals and 4 toilets. There is a 3 piece women's restroom. There is a 2 piece restroom located near the main truck docks.

Heat and Air Conditioning: Suspended gas space heaters. On the east wall is 2 large ventilation fans. The space heaters were replaced in 1998.

Finished Office: The office area is located near the northwest corner of Building 3. It was added in 1993. The finished office area has a vinyl tile floor cover, painted drywall walls and a suspended tile ceiling. Heat and air-conditioning is provided by a forced air package system.

Miscellaneous: The dock bays are equipped with a 8' x 10' metal overhead door equipped with electric motors. Building 3 is equipped with a 5,000 pound capacity industrial scale. Along the south wall is a double rail Gantry crane with a traveling arm and a 5 ton capacity chain hoist. It has a 25' x 120' dock along the west side and 25' x 145' loading dock on the south side. There is a concrete loading ramp which extends to the dock on the south side.



BUILDING PHOTOS



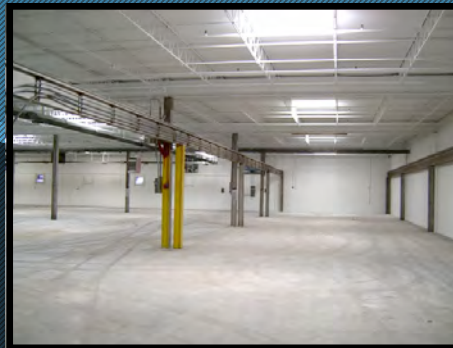
BUILDING I



BUILDING II



BUILDING III



WEBSTER ELECTRIC COOPERATIVE

Webster Electric Cooperative is a locally owned and governed not-for-profit cooperative based in Marshfield, Missouri. We serve over 15,000 member-owners in our seven county service territory. Webster Electric is committed to meeting the highest standards of customer satisfaction, and providing our members accountability, integrity, innovation and commitment to community. Our focus is local, but as a Touchstone Energy cooperative, we have the national size and scope to meet the needs of any customer. Webster has a 20 MVA substation equipped with supervisory control and monitoring located within a quarter mile of Freeland Industrial. We buy all of our wholesale power from Sho-Me Power also located here in Marshfield.

Demand: \$6.38 per kWd

Energy: \$.04653 per kWh

Additionally as members of the cooperative, your company is entitled to Capital Credits. Patronage capital is the amount of revenue received in excess of the cost of supplying electric service. As the cooperative is a not-for-profit organization, each year that excess capital is allocated back to members based upon their electric usage. Every year you've been a member of the cooperative, money has been allocated in your name, for payment that year or at a later date, depending on the co-op's current cash flow.

If you have any questions or would like any more information please feel free to contact Bobbi Ragsdale at Webster Electric Cooperative (417) 859-2216.

How your electric co-op works



Board of Directors

Co-op Members

- Anyone who buys electricity from an electric cooperative is a member; all members share ownership of the utility and have a voice in its operation.
- Each member has one vote in the election of the co-op's board of directors and in any other decisions brought up at the co-op's annual meeting.
- Directors of the co-op are consumers of the utility who generally serve without pay, except for a per diem and expenses to cover their out-of-pocket costs in serving the cooperative. The board of directors hires a manager to take charge of operating the co-op for the benefit of its members.
- The manager hires the employees who make up the co-op's staff.



The Community

- Co-op officials work to improve the quality of life of the rural communities they serve. Many co-op employees also volunteer for community activities.
- Electric cooperatives pay property and sales taxes, just like other businesses.
- Electric co-ops promote economic development in the community.



The Co-op

- Because the co-op is owned by the consumers who buy its electricity, it is responsive to their needs and to the needs of their community.
- Your co-op is organized as a not-for-profit utility. It does not sell stock and is not under pressure to earn profits for out-of-state stockholders.
- If a co-op collects more money than it needs to operate, it reinvests that money into the system—keeping its need to borrow high-interest capital to a minimum. Eventually, those margins are refunded—in the form of capital credits or patronage dividends—to the people who paid for the electricity in the year the margin occurred.
- Each year, the co-op holds a membership meeting at which consumers may vote for members of the board of directors.

Electricity Generation

- The principle task of the electric cooperative is to supply its members with safe, reliable power at reasonable rates.
- Co-ops distribute the electricity they buy from larger, power-supply cooperatives. Power-supply cooperatives often are referred to as generation and transmission cooperatives (G&Ts).
- There are two parts to power supply: *generating*—or contracting for bulk supplies of—electricity at wholesale prices and *transmitting* it to the co-ops for distribution to the co-ops' members. Electricity is produced by the spinning of a generator; most generators are driven by steam (at fossil fuel or nuclear power plants) or falling water (at hydroelectric plants).
- The co-op delivers reliable power to homes, schools, farms, small businesses, industries, government buildings and other locations within the boundaries of its service territory.



Power Plant

Courtesy of the Iowa Association of Electric Cooperatives



SMNG is a regulated local distribution company (LDC) that purchases natural gas on behalf of our customers in an open and competitively bid-free market, transports the gas from the producing regions of the U.S. and redelivers it to our customers. However, SMNG does not profit from the purchase and resale of natural gas itself. The cost of natural gas is treated as a "pass-through" expense – in other words, our customers pay exactly what SMNG pays and not a penny more. SMNG's profit is derived solely from the transport and delivery of natural gas from the supply regions to customers' meters. SMNG's transportation and distribution rates and all of its operations are regulated and approved by the Missouri Public Service Commission (www.psc.state.mo.us). Additionally, all of SMNG's construction and installation procedures as well as all of our facilities are regulated by and operated in compliance with the U.S. Department of Transportation requirements and specifications.

Southern Missouri Natural Gas can offer a Large General Service Agreement for a PGA price of \$.653, with a Commodity Charge of \$.25 for a total of \$.903/ccf or \$9.03/mcf. Also a \$50 monthly customer charge would apply. Depending on usage, SMNG may consider moving your company into our transport level customer to further reduce your price.



City of Marshfield, Missouri PROPERTY TAXES

2010 PROPERTY TAX RATES

Marshfield R-I School District	\$ 3.3500
City of Marshfield	\$ 0.5700
Webster County Health Unit	\$ 0.1374
Webster County Library District	\$ 0.1179
Junior College	\$ 0.1396
Senate Bill 40 (Sheltered Workshop)	\$ 0.0785
Senior Services	\$ 0.0500

TOTAL: \$4.4434 (per \$100 assessed valuation)

Webster County Assessed Valuation History

YEAR	TOTAL	Real Property	Personal Property	Local/State Utilities
2000	\$ 211,082,342.00	\$ 147,958,060.00	\$ 47,167,955.00	\$ 15,956,327.00
2001	\$ 223,949,080.00	\$ 154,487,570.00	\$ 52,525,846.00	\$ 16,935,664.00
2002	\$ 234,631,689.00	\$ 162,241,900.00	\$ 55,287,210.00	\$ 17,102,579.00
2003	\$ 244,430,765.00	\$ 170,334,530.00	\$ 57,871,025.00	\$ 16,225,210.00
2004	\$ 255,569,583.00	\$ 179,147,180.00	\$ 59,989,872.00	\$ 16,432,531.00
2005	\$ 268,762,971.00	\$ 189,767,050.00	\$ 63,220,942.00	\$ 15,774,979.00
2006	\$ 282,156,830.00	\$ 199,306,150.00	\$ 66,489,176.00	\$ 16,361,504.00
2007	\$ 318,431,737.00	\$ 230,934,110.00	\$ 70,847,883.00	\$ 16,649,744.00
2008	\$ 327,010,960.00	\$ 239,511,480.00	\$ 70,634,348.00	\$ 16,865,132.00
2009	\$ 327,462,607.00	\$ 246,208,960.00	\$ 64,433,298.00	\$ 16,820,349.00
2010	\$ 332,949,536.00	\$ 250,450,800.00	\$ 64,659,220.00	\$ 17,839,516.00
2011	\$ 342,028,032.00	\$ 252,521,300.00	\$ 62,960,022.00	\$ 26,546,710.00



City of Marshfield, Missouri UTILITIES

Number of Connections: 2,895
Residential: 2,363
Commercial/Industrial: 532

WATER SERVICE

Source of Water	Three Wells
Capacity of	2,592,000 GPD
System Storage	800,000 gallons
Average Consumption	700,000 GPD
Peak Consumption	1,200,000 GPD
Rate Information	Fixed Minimum Charge: \$9.23 then \$2.03 per 1,000 gallons

SANITARY SEWER SERVICE

Type of Plant	Extended Aeration
Capacity of Plant	1,500,000 GPD
Average Usage	600,000 GPD
Peak Consumption	1,400,000 GPD
Rate Information	Fixed Minimum Charge: \$3.98 then \$3.38 per 1,000 gallons

SITE SPECIFIC INFORMATION

Water Pressure	60 psi
Connection Size	10-inch
Distance From Site	On-Site

SITE SPECIFIC INFORMATION

Connection Size	8-inch
Distance From Site	On-Site

Enterprise Zone Tax Benefit

ENHANCED ENTERPRISE ZONE TAX BENEFIT PROGRAM

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

PURPOSE

Provide tax credits to new or expanding businesses in a Missouri Enhanced Enterprise Zone.

AUTHORIZATION

Sections 135.950 to 135.973, RSMo

ELIGIBLE AREAS

Enhanced Enterprise Zones are specified geographic areas designated by local governments and certified by the Department of Economic Development (DED). Zone designation is based on certain demographic criteria, the potential to create sustainable jobs in a targeted industry and a demonstrated impact on local industry cluster development.

ELIGIBLE APPLICANTS

An eligible business must be located in a Missouri Enhanced Enterprise Zone (EEZ). Individual business eligibility will be determined by the zone, based on creation of sustainable jobs in a targeted industry or demonstrated impact on local industry cluster development. Service industries can be eligible if a majority of their annual revenues will be derived from services provided out of the state. Headquarters or administrative offices of an otherwise excluded business may qualify if the offices serve a multi-state territory. See application for complete information.

Ineligible Applicants:

Gambling establishments (NAICS group 7132),
Retail trade (NAICS sectors 44 & 45),
Educational services (NAICS sector 61),
Religious organizations (NAICS group 8131),
Public administrations (NAICS sector 92) and
Food and drinking places (NAICS subsector 722) are
prohibited by statute from receiving the state tax credits.

ELIGIBILITY CRITERIA

The Enhanced Enterprise Zone program is a discretionary program offering state tax credits, accompanied by local real property tax abatement, to Enhanced Business Enterprises. Tax credits may be provided each year for five tax years after the project commences operations.

To receive tax credits for any of the years, the facility must create and maintain the minimum:

- New or expanded business facility – 2 new employees and \$100,000 new investment;
- Replacement business facility – 2 new employees and \$1,000,000 new investment
- Health insurance at all times, of which at least 50% is paid by the employer.

Eligible investment expenditures include the original cost of machinery, equipment, furniture, fixtures, land and building, and/or eight times the annual rental rate paid for the same. Inventory is not eligible.

PROGRAM BENEFITS/ELIGIBLE USES

This tax credit can be applied to Ch. 143 – Income tax, excluding withholding tax

Tax credits can only be applied to tax liability for the year in which they were earned. The tax credits are refundable or may be transferred, sold or assigned. The sale price cannot be less than 75% of the par value of such tax credits.

FUNDING LIMITS

Tax credits will be an amount authorized by DED, based on the state economic benefit, supported by the number of new jobs, wages and new capital investment that the project will create.

Tax credits issued under this program are limited to \$24,000,000 annually, effective August 28, 2008.

APPLICATION/APPROVAL PROCEDURE

DED must first offer program benefits to the business in the form of a formal proposal. The company must return the accepted proposal within 90 days of the proposal date.

The company must submit the Notice of Intent (NOI), (Application & guidelines, pages 7-9), and be notified of approval before any new construction, and/or purchase of machinery and equipment can be eligible as new investment. NOIs will be accepted by DED at any time of the year and will be approved on an individual, case-by-case basis, based on compliance with all program criteria.

Revised December 2009

Enterprise Zone Tax Benefit

REPORTING REQUIREMENTS

Annual Application for Tax Credits –

The facility must file the Annual Application for Tax Credits and supporting documents each year for calculation of the facility's state tax benefits. See page 10 of the application for a list of requirements. The deadline for submitting the Annual Application for Tax Credits is during the tax period immediately after the tax period for which the credits are being requested.

SB 1099 Reporting –

The "Tax Credit Accountability Act" reporting form must be returned for this program to DED by June 30 of each year. This form can be found on our website in the download box on the front page of this section.

SPECIAL PROGRAM REQUIREMENTS

Applicants must be eligible for and receive at least ten years' local property tax abatement at 50% pursuant to the local enhanced enterprise zone plan.

Projects relocating employees from one Missouri location to another Missouri location must obtain the endorsement of the governing body of the community from which the jobs are being relocated and include this endorsement with the Notice of Intent.

A business cannot earn tax credits under this program if earning Enterprise Zone, Business Facility, Quality Jobs, Rebuilding Communities or Brownfield Jobs and Investment tax credits for the same project for the same tax period.

CONTACT

Missouri Department of Economic Development

Division of Business and Community Services

Business and Community Finance Team

301 West High Street • Room 770 • P.O. Box 118

Jefferson City • MO • 65102

Phone: 573-751-4539 • Fax: 573-522-4322

E-mail: dedfin@ded.mo.gov • Web: www.MissouriDevelopment.org



Our Railroad

Today's BNSF Railway is the product of nearly 400 different railroad lines that merged or were acquired over the course of 160 years. While many different railroads combined to form BNSF, the people who worked at those railroads shared many traits. The people who built BNSF were — and continue to be — a unique breed, blending the forward-thinking of dreamers with the pragmatism of results-oriented business leaders. This heritage played a central role in settling and growing the American West, and today, BNSF continues to have a significant impact in meeting the needs of shippers and serving the economy.

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Contact

Galen Pellham | AIA | CCIM
SBJ Trusted Advisor

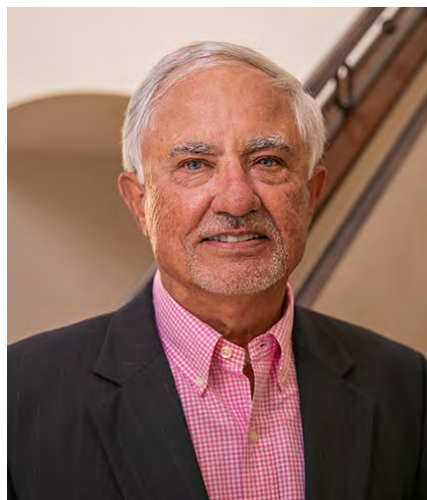
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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Murney Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Murney Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Murney Commercial in compliance with all applicable fair housing and equal opportunity laws



- **Pellham-Phillips-Hagerman (PPH)**
 - PPH designed many of Springfield's and Branson's notable projects and several other projects in 21 states, including:



Springfield

- Busch Municipal Building - City of Springfield
- Techouse - City Utilities of Springfield
- Hammon's Hall for the Performing Arts
- Landers Theater Historical Restoration
- Ozark Technical Community College
- John Q. Hammons Office Building
- Schweitzer Church, Sanctuary
- St. Elizabeth Ann Seaton Church
- Second Baptist Church
- James River South Campus

Branson

- Branson City Hall & Addition
- Roy Clark Theater
- Jim Strafford Theater Renovation
- Glen Campbell Theater
- Dixie Stampede
- White River Landing - Branson Belle
- Great Geyser Treehouse - Silver Dollar City
- Ripley's Believe It or Not! Museum
- Top of the Rock Restaurant - Bass Pro Shops
- Chateau on the Lake - John Q. Hammons

Hotels

- Holidome, Stockton, CA.
- Collins Plaza, Cedar Rapids, IA.
- Bowling Green Plaza, Bowling Green, KY.
- Radisson Hotel, Davenport, IA.
- Kansas City Station Hotel, Kansas City, MO.
- Holiday Inn, Springdale, AR.
- Embassy Suites, Montgomery AL.
- Embassy Suites, Greensboro, NC.
- Embassy Suites, Columbia, SC.
- Embassy Suites, Des Moines, IA.

Galen Pellham | AIA | CCIM
SBJ Trusted Advisor

- 1971** • **Bachelor of Architecture:** University of Arkansas
- 1975** • **AIA:** American Institute of Architects
- 1979** • **Pellham-Phillips:** Architects & Engineers
- 1985** • **Pellham-Phillips-Hagerman:** Architects & Engineers
- 1999** • **Brokers License:** Missouri Real Estate Commission
- 2000** • **CJR Commercial:**
Top Producer of 354 Carol Jones/CJR Commercial Agents.
- 2001** • **CCIM:** Certified Commercial Investment Member:
Recognized Expert in the Discipline of Commercial and Investment Real Estate Specializing in Market, Financial, and Investment Properties.
- 2012** • **Gold Medal,** Lifetime Member:
1 of 5 Recipients of 1,700 Springfield Board of Realtors Agents Based upon \$8m-\$16m sales volume for 3 consecutive years.
- 2022** • **Platinum Medal,** Lifetime Member:
1 of 17 Recipients of 2,600 Springfield Board of Realtors Agents. Based upon \$25m sales volume and 35 transactions.
- 2023** • **Trusted Advisers:** Springfield Business Journal
1 of 20 Recipients Selected by the Springfield Business Journal for Accountants, Attorneys, Bankers, Financial Advisers, & Realtors
- 2007-Present** • **Murney Associates,** Realtors®
 - \$1.6 Billion Annual Sales Volume, 600 agents, 4 locations.
 - RealTrends: Top 50 Independent R.E. Brokerages in the U.S.

Pellham has the technical knowledge to develop schematic designs formulating the "highest and best" use of his Client's property.

As an Architect, Pellham has a "creative" approach to the real estate market, able to "visualize" uses of properties.

To expand on his Real Estate knowledge, Pellham obtained the CCIM designation gaining in-depth knowledge of **Financial Analysis** (measuring investment value performance); **Market Analysis** (supply and demand factors); **User Decisions Investment Analysis** (determining a client's investment strategy).

I have added running the White Rock Marathon to my Bio. For 2 years, I would run 3-6 miles 4 to 5 days a week, adding longer runs (11-21 miles) months before the marathon. This required running in the heat, rain, and cold, which required commitment and perseverance. Running the 26.2 miles was challenging, hitting the "wall" at 23 miles, but sprinting to the finish line.

With that same commitment and perseverance, I serve my clients.

