

**LEASE**  
**13,600 SF Industrial**

**4331 S CALHOUN STREET**

SPRINGFIELD, MO 65802

**PRESENTED BY:**

**JACK RANKIN**

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## PROPERTY SUMMARY



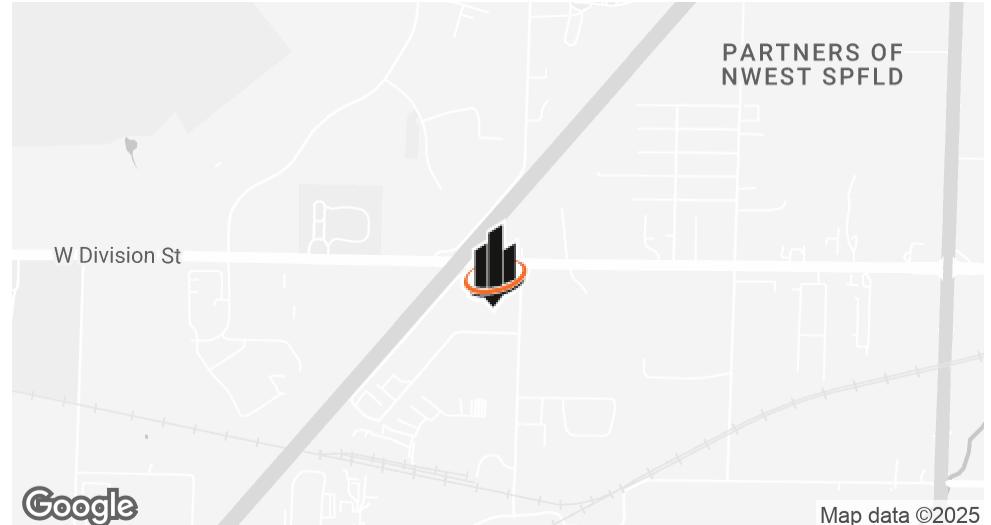
### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$8.25 SF/yr (NNN)
<b>BUILDING SIZE:</b>	13,600 SF
<b>ESTIMATED NNN:</b>	\$1.66/SF/YR
<b>DOCK DOORS:</b>	Two
<b>CEILING HEIGHT:</b>	18-22'
<b>MOST RECENT REMODEL:</b>	2020

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### PROPERTY DESCRIPTION

Thank you for viewing this 13,600 SF single tenant industrial building now available for Lease in NW Springfield, located at 4331 W Calhoun Street. With excellent proximity to Springfield-Branson National Airport, and major throughfares, this property is well positioned to service a large variety of industrial uses. Please contact the listing broker for additional information or to schedule a private showing. Thank you!

### LOCATION DESCRIPTION

Minutes from the major throughfare of Chestnut Expressway and Interstate-44 in Springfield Missouri. Near Springfield-Branson National Airport, FedEx Freight, SRC Automotive, Gold Mechanical, Vital Farms, Kuat Innovations, 27North, Central Trucking, Performance Food Group, and more.

## ADDITIONAL PHOTOS

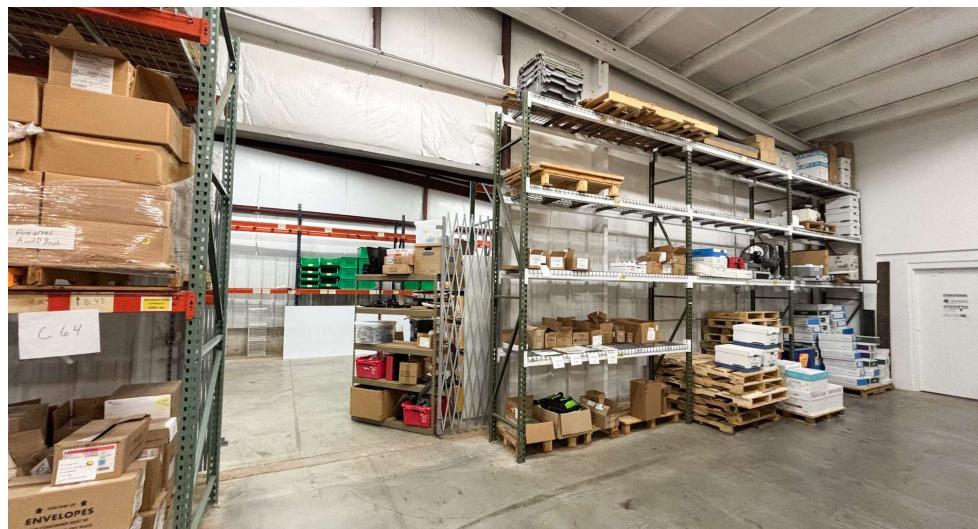
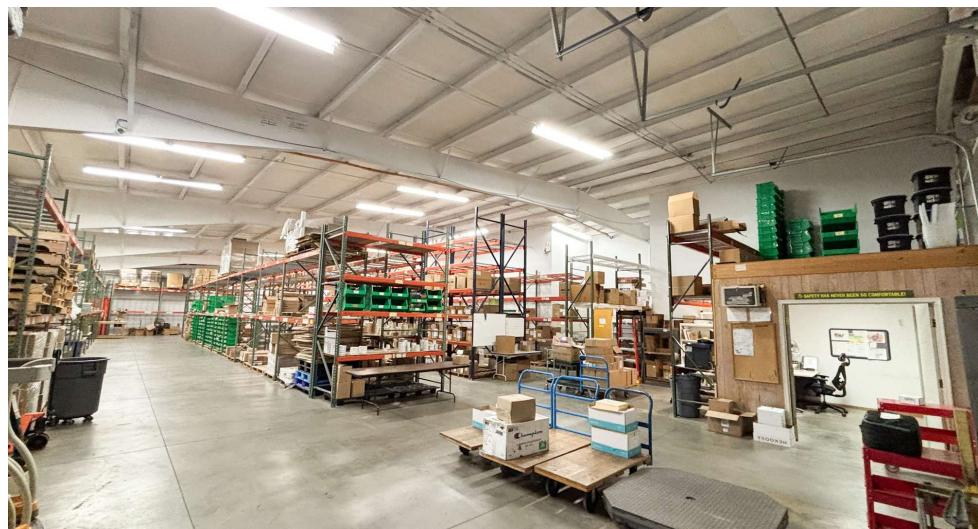


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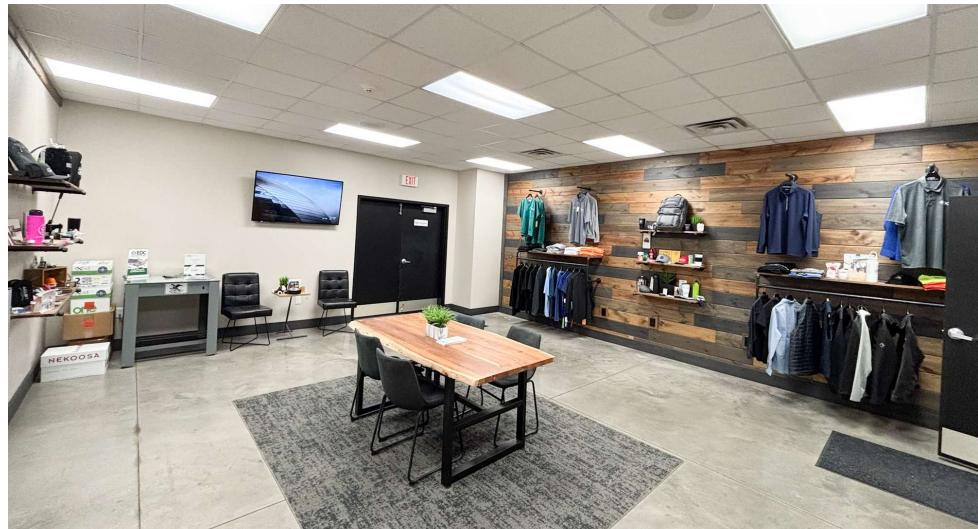


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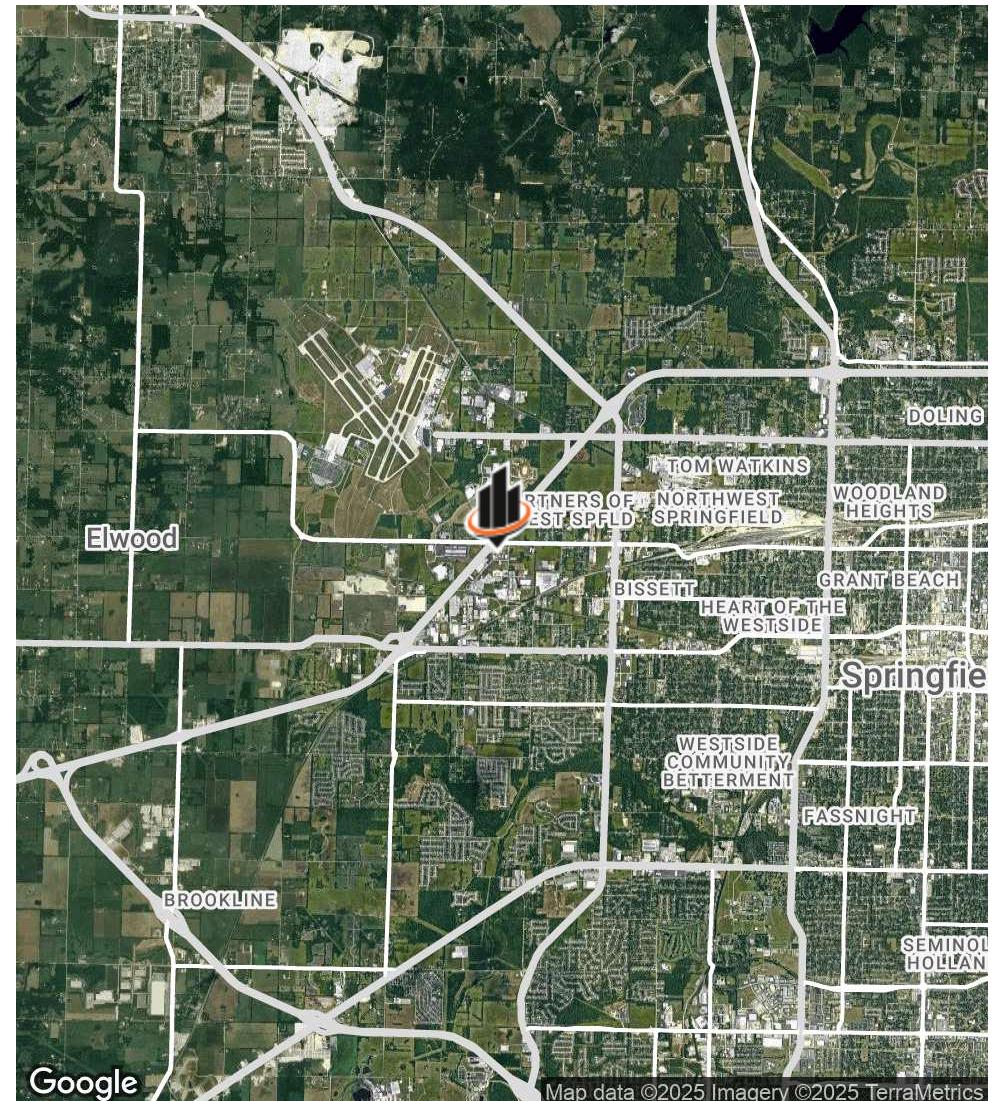
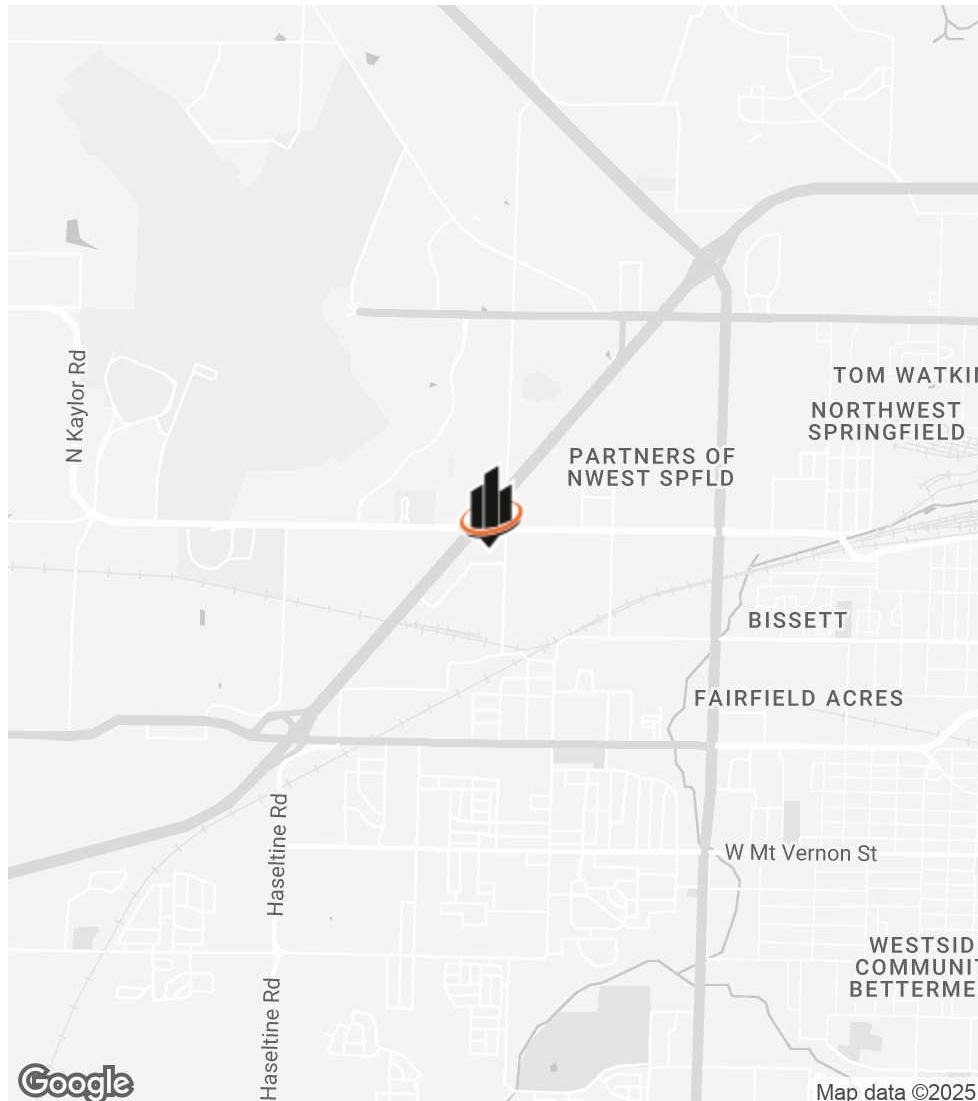
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## LOCATION MAP



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## RETAILER MAP



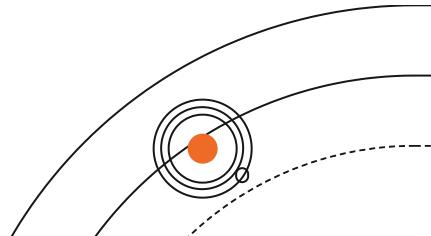
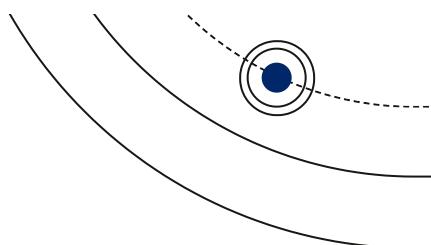
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# The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



## 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 Jienwatcharamongkhon, 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](http://svn.com) to find out more.**

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## ADVISOR BIO



### JACK RANKIN

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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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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