



NEW CONSTRUCTION - THREE 3,000 SF INDUSTRIAL SPACES

THREE OFFICE/WAREHOUSE SPACES FOR LEASE | 3501 INDUSTRIAL COURT SOUTH, OZARK, MO 65721

- New Construction - available Summer 2020
- Three 3,000 SF± Office/Warehouse spaces
- One grade-level door for each space
- Approximately 500 SF Office plus 500 SF mezzanine

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
rbmurray.com

Robert Murray, Jr., SIOR
417.881.0600
bob@rbmurray.com

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

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

THREE OFFICE/WAREHOUSE SPACES FOR LEASE 3501 INDUSTRIAL COURT SOUTH, OZARK, MO 65721

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$2,500.00 (includes taxes, insurance & CAM)
Available SF:	3,000 SF
Lease Rate:	\$2,500 per month (Gross)
Building Size:	9,000 SF
Grade Level Doors:	3
Year Built:	2020
Zoning:	C-1

PROPERTY OVERVIEW

New Construction. Three 3,000 SF office warehouse spaces for lease at \$2,500.00 per month (Gross - includes taxes, insurance and CAM). Available Summer, 2020

PROPERTY HIGHLIGHTS

- Three 3,000 SF office/warehouse spaces for lease at \$2,500.00 per month
- Gross Lease - includes taxes, insurance and CAM
- Each 3,000 SF space has approximately 500 SF of finished office space,, which may include a reception area, two offices, break room and a restroom
- Each 3,000 SF space has a 500 SF± mezzanine
- One overhead door for each individual space
- Each space has one drive-in door (12' x 14')

EST. 1909

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

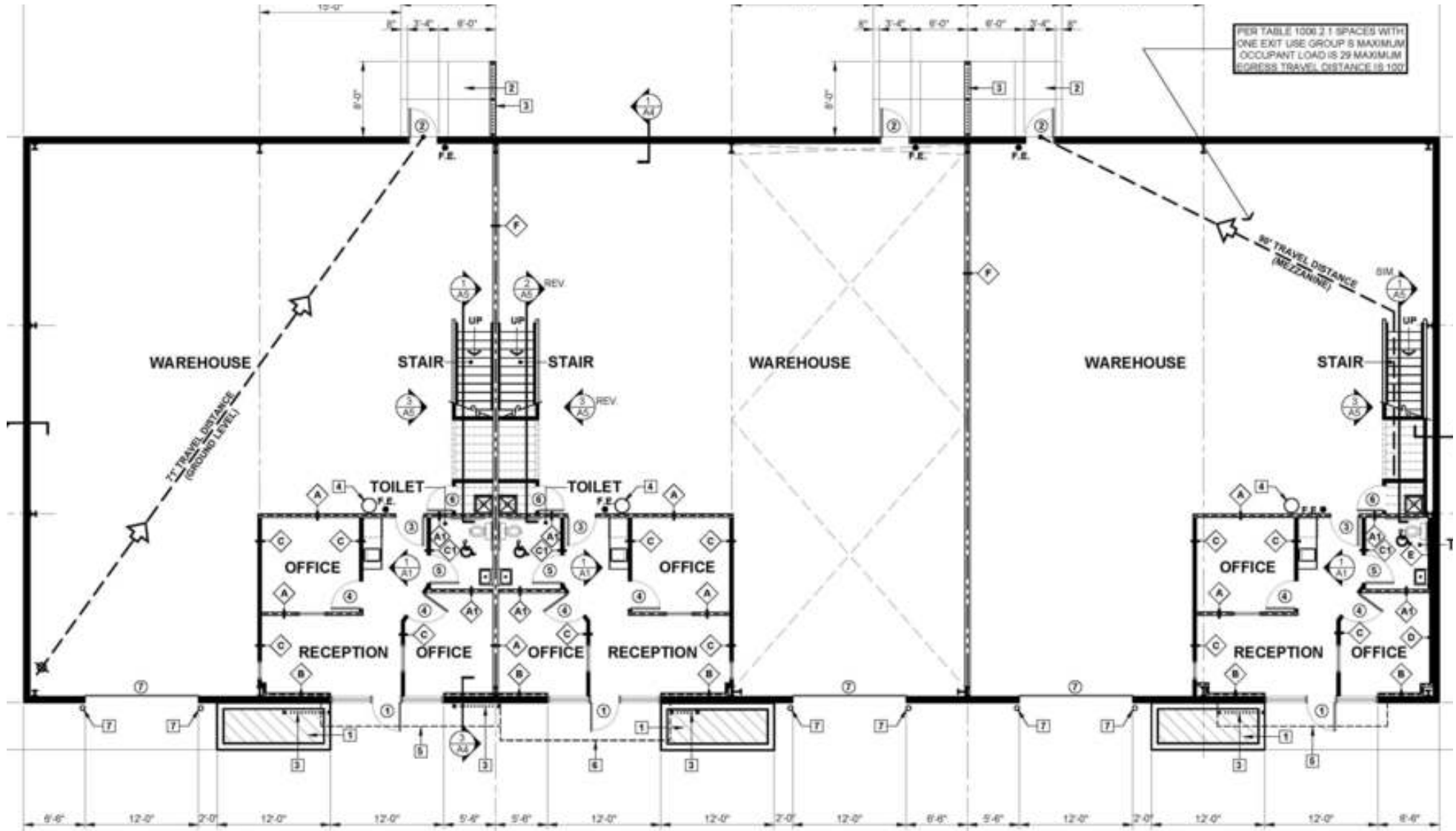
Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

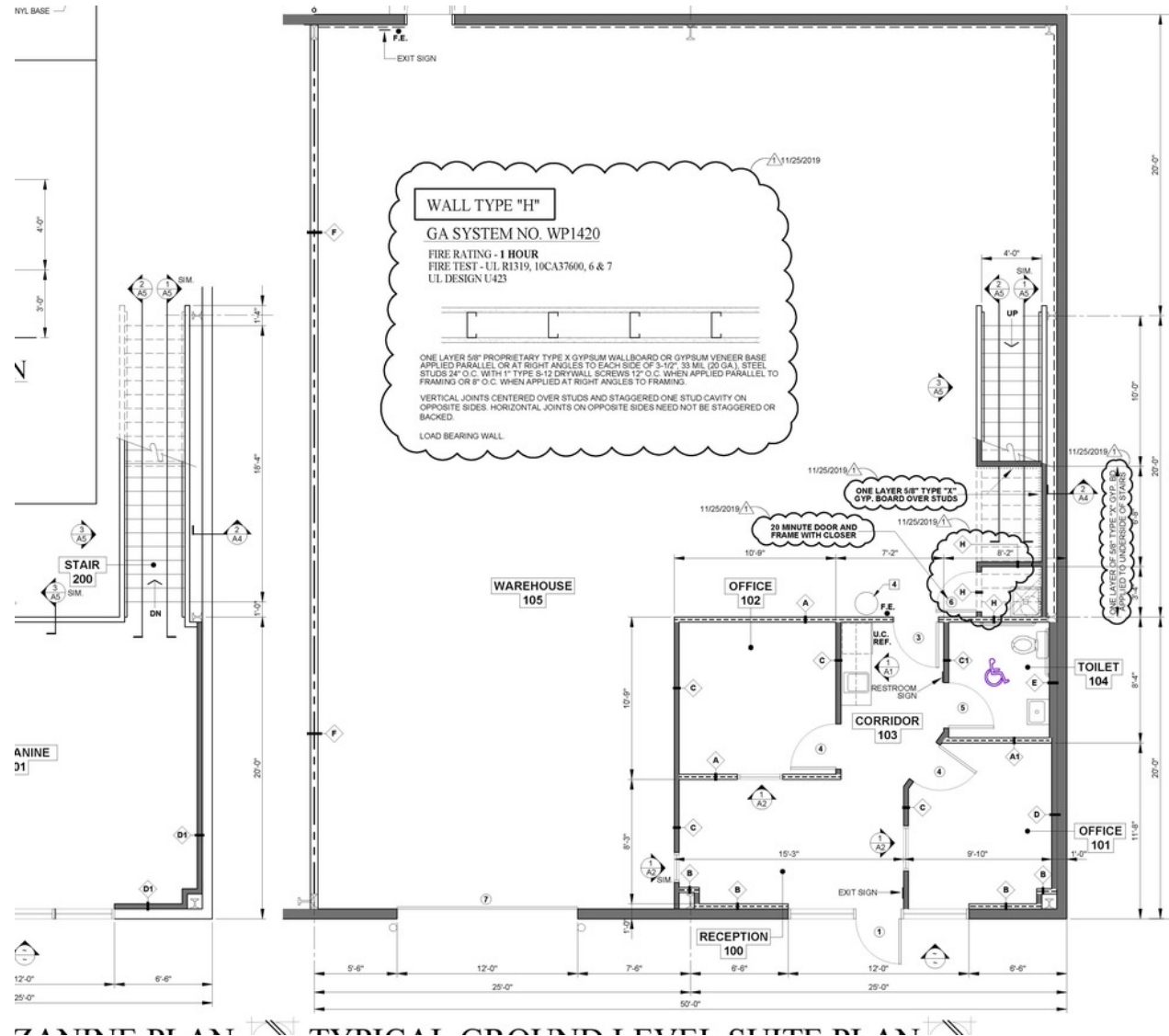
THREE OFFICE/WAREHOUSE SPACES FOR LEASE 3501 INDUSTRIAL COURT SOUTH, OZARK, MO 65721

Floor Plan



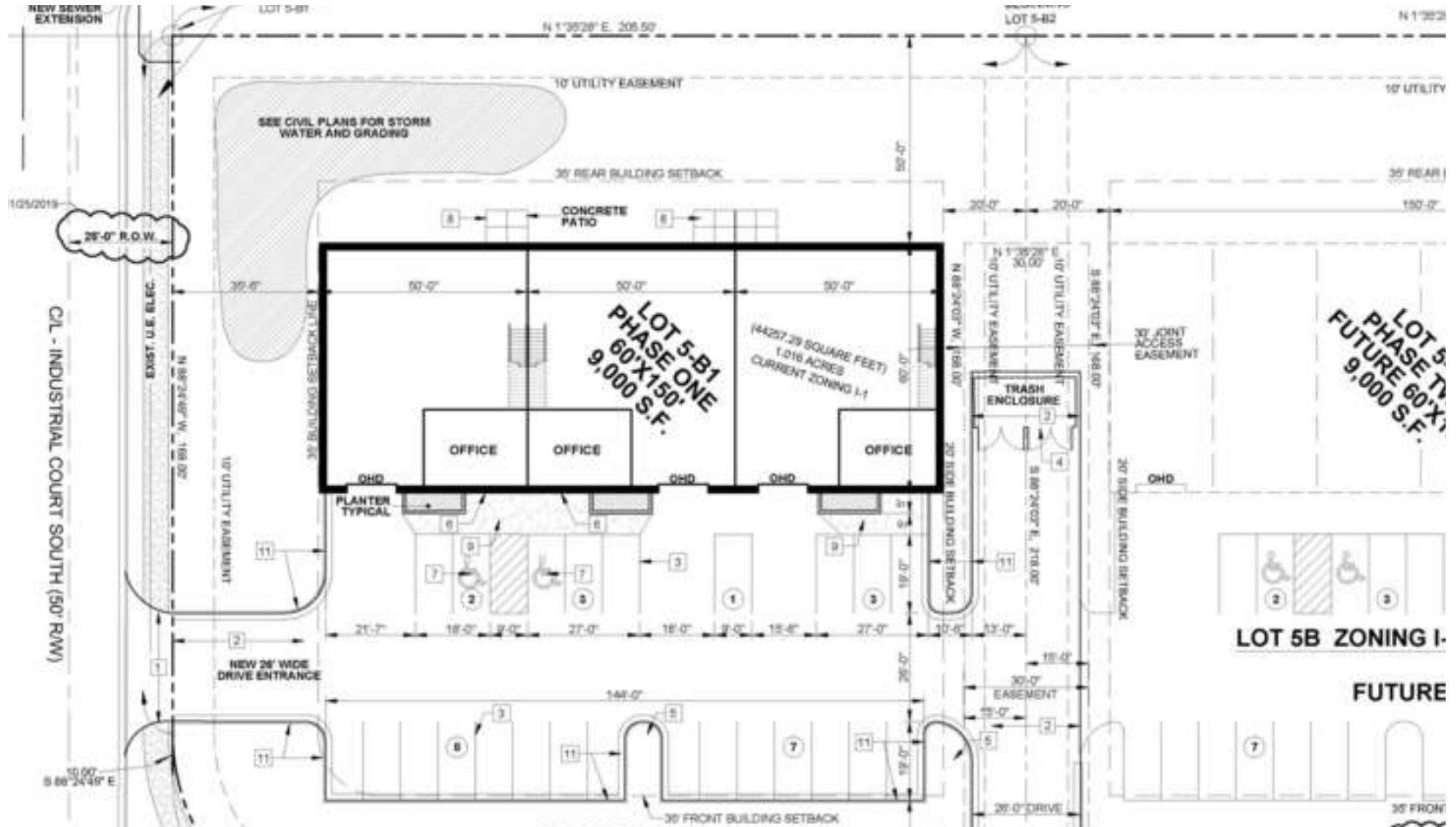
THREE OFFICE/WAREHOUSE SPACES FOR LEASE 3501 INDUSTRIAL COURT SOUTH, OZARK, MO 65721

Floor Plan - one suite



THREE OFFICE/WAREHOUSE SPACES FOR LEASE
3501 INDUSTRIAL COURT SOUTH, OZARK, MO 65721

Site Plan



INDUSTRIAL
PROPERTY FOR
LEASE

THREE OFFICE/WAREHOUSE SPACES FOR LEASE
3501 INDUSTRIAL COURT SOUTH, OZARK, MO 65721

100 Years
SINCE 1909

Location Maps



Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

Advisor Bio 1



ROBERT MURRAY, JR., SIOR

Chief Financial Officer

bob@rbmurray.com

Direct: 417.881.0600 | **Cell:** 417.848.0611

MO #1999022566

PROFESSIONAL BACKGROUND

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR)

R.B. MURRAY COMPANY

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

Advisor Bio 2



RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer

ryan@rbmurray.com

Direct: 417.881.0600 | **Cell:** 417.766.4226

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, and specializes 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. SIOREs SIORE individual members are the best in the commercial real estate industry, and the top-producers in their field. SIORE 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 current 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.

Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600