



PRICE REDUCED OVER \$500,000 OFF ORIGINAL LIST PRICE - WAREHOUSE/COOLER

WAREHOUSE / COOLER STORAGE | 2860 S. AUSTIN AVENUE, SPRINGFIELD, MO 65807

- PRICE REDUCED OVER \$500,000 OFF ORIGINAL LIST PRICE
- 63,950 SF / 5.27 acres
- Includes 18,900 Sf of cooler storage

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

Ryan Murray, SIOR, CCIM, LEED AP, CPM
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rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$2,545,000.00
Lot Size:	5.27 Acres
Building Size:	63,950 SF
Grade Level Doors:	4 (20' x 16')
Dock High Doors:	Three
Ceiling Height:	16.0 - 22.0 FT
Year Built:	1979
Renovated:	2008
Zoning:	HM - Heavy Manufacturing
Market:	Springfield
Cross Streets:	Battlefield at Austin

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

PROPERTY OVERVIEW

PRICE REDUCED OVER \$500,000 OFF ORIGINAL LIST PRICE...Industrial warehouse for sale that includes cooler storage in southwest Springfield in Battlefield Business Center.

The finished area, 11,600 SF, includes reception area, approximately 11 private offices, conference room, large meeting room, copier room, utility room, large open office area, multiple restrooms and storage area.

PROPERTY HIGHLIGHTS

- Price Reduced: \$2,545,000 or \$39.80 PSF
- Available immediately
- Zoned HM - Heavy Manufacturing
- Warehouse: 15,850 SF
- Cooler Storage: 18,900 SF
- Office and Mezzanine: 11,600 SF
- Truck Drive Thru: 10,400 SF
- Storage: 7,200 SF
- Parking for 63 cars including 6 covered spaces
- T-5 lighting
- Electrical in office - 600 amps, 120/208V, 3-phase
- Electrical in warehouse - 600 amps, 120/240V, 3-phase
- Fenced outside storage
- Real Estate Taxes: \$53,309 (2019)
- Insurance: 0.08 PSF

INDUSTRIAL
PROPERTY FOR
SALE

2860 S. AUSTIN AVE. - WAREHOUSE / COLD STORAGE
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100 Years
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Additional Photos



Additional Photos



Junior Executive Office



Typical Support Office



Typical Support Office



Training Room



Work-out area



Showers

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100 Years
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Additional Photos



Print Shop



Mezzanine



Mezzanine



Shipping & Receiving



Staging area



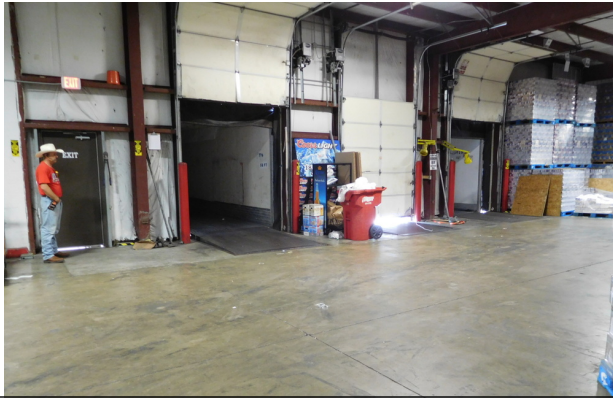
Staging area

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Additional Photos



Loading docks



Warehouse & Loading



Warehouse



Cooler



Cooler



Charging area

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Aerial



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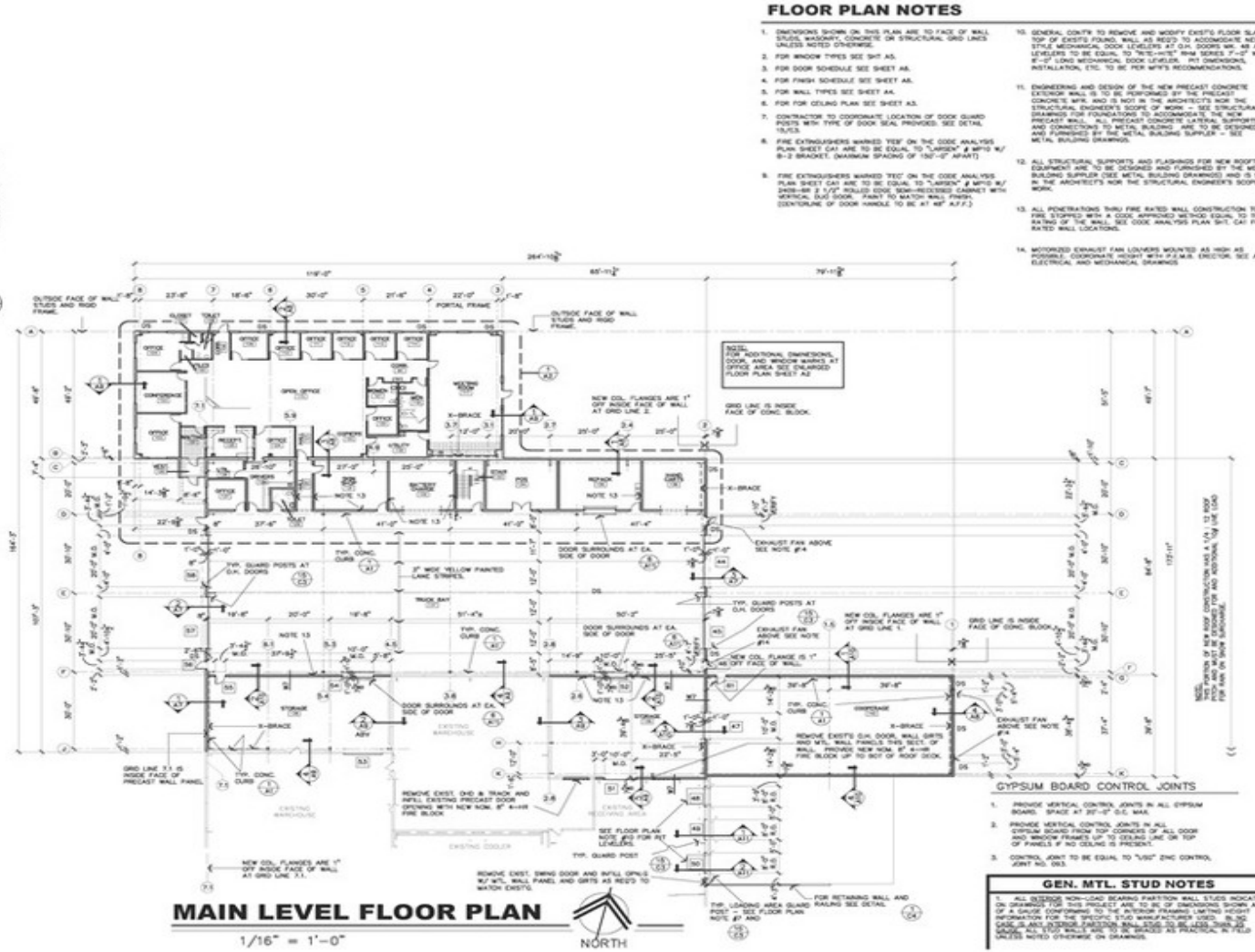
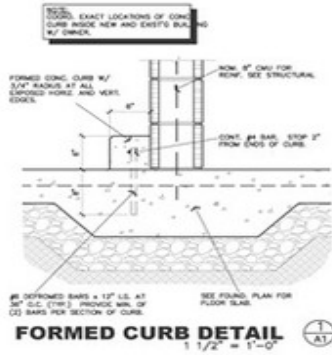
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Floor Plan



STATE OF MISSOURI
REGISTERED ARCHITECT
11-27

1736 E. Sunshine, Suite 311
Springfield, Missouri 65804
Phone: (417) 833-0720
FAX: (417) 833-0161

**MARSHALL
WATERS
WOODY**
architects & planners

ADDITION TO
THE BEER COMPANY
2860 S. AUSTIN AVENUE
SPRINGFIELD, MISSOURI

date
23 AUG 07
revised

drawn
JMS
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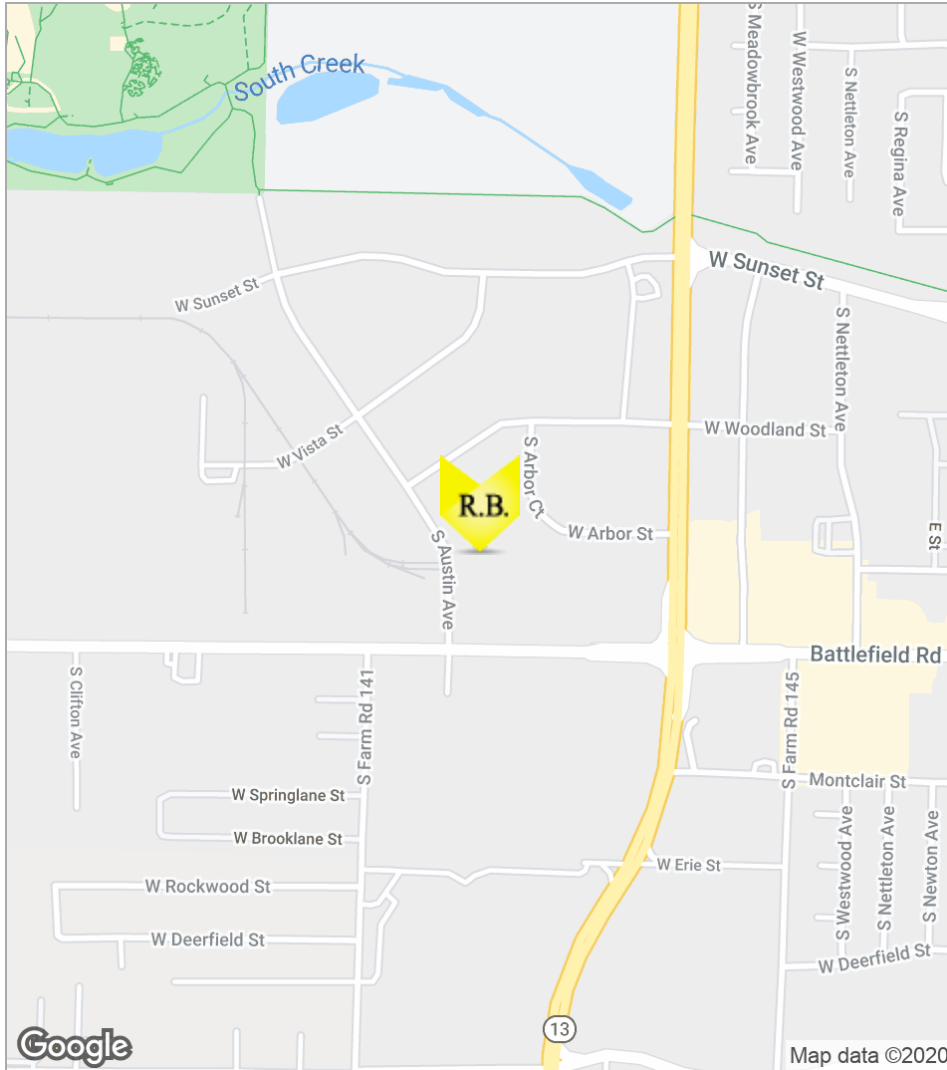
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INDUSTRIAL
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Location Maps



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Advisor Bio & Contact 1

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



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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