



Brookline Business Park - SHOWN BY APPOINTMENT ONLY | 6851 W. Kings Street, Springfield, MO 65802

## INDUSTRIAL PROPERTY FOR SALE/LEASE

- SHOWN BY APPOINTMENT ONLY
- For sale at \$525,000 / \$54.69 PSF
- For lease at \$4.75 PSF (NN); available September 1, 2019

EST. 1909

**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

Executive Summary



**PROPERTY SUMMARY**

<b>Monthly Estimated Rent:</b>	\$1,900 per month plus expenses
<b>Sale Price:</b>	\$525,000 / \$54.69 PSF
<b>Lot Size:</b>	1.05 Acres
<b>Building Size:</b>	9,600 SF
<b>Grade Level Doors:</b>	2 (10' x 12')
<b>Dock High Doors:</b>	4 (8" x 8")
<b>Ceiling Height:</b>	20.0 FT
<b>Year Built:</b>	2014
<b>Zoning:</b>	M2 - Heavy Manufacturing
<b>Market:</b>	Southwest
<b>Sub Market:</b>	Republic
<b>Cross Streets:</b>	Empire

**PROPERTY OVERVIEW**

SHOWN BY APPOINTMENT ONLY...This 9,600 SF building is offered for sale at \$525,000 or \$54.69 PSF; 4,800 SF is being offered for lease at \$4.75 PSF (NN); may expand.

**PROPERTY HIGHLIGHTS**

- For Sale at \$525,000 or \$54.69 PSF
- 4,800 SF available for lease at \$4.75 PSF (NN); may expand
- Zoned M-2 (Heavy Manufacturing)
- Building has four dock doors (8' x 8') and two g/l door (10' x 12')
- Located in Brookline Business Park
- City of Republic Address is 1550 S. Empire

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

Lease Summary



**PROPERTY DESCRIPTION**

Shown by appointment only. Available September 1, 2019, 4,800 SF for lease at \$4.75 PSF (NN). Tenant pays taxes, insurance and maintains interior and exterior. Landlord responsible for roof and structure. Subject to existing lease, which expires 8.31.19.

**PROPERTY HIGHLIGHTS**

- SHOWN BY APPOINTMENT ONLY
- 4,800 SF available for lease at \$4.75 PSF (NN); may expand
- 312 SF of office area
- Zoned M-2 (Heavy Manufacturing)
- Three dock doors (8' x 8') and one g/l door (10' x 12')
- Unit heater in the warehouse

**OFFERING SUMMARY**

Number of Units:	2
Lot Size:	1.048 Acres
Building Size:	9,600 SF

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	186	10,473	74,698
Total Population	465	26,273	179,653
Average HH Income	\$57,607	\$58,400	\$49,884

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**100 Years**  
SINCE 1909

Additional Photos



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



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Location Maps



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

Advisor Bio & Contact 1

**ROBERT MURRAY, JR., SIOR**  
**Chief Financial Officer**



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**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 & Affiliations**

Society of Industrial and Office Realtors (SIOR)

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Advisor Bio & Contact 2

**RYAN MURRAY, SIOR, CCIM, LEED AP, CPM**  
**Vice President**



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**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. SIORs 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 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.

**Memberships & Affiliations**

SIOR, CCIM, LEED AP, CPM