



Large Industrial Building | 4520 W Kearney St, Springfield, MO 65803 - SHOWN BY APPOINTMENT ONLY

INDUSTRIAL PROPERTY FOR SALE - INCOME PRODUCING (PRICE REDUCED)

- PRICE REDUCED
- Available for Sale at \$3,300,000.00 - subject to existing leases
- Northwest Springfield near Springfield-Branson National Airport
- SHOWN BY APPOINTMENT ONLY

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

rbmurray.com

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$3,300,000
Lot Size:	7.01 Acres
Building Size:	64,200 SF
Grade Level Doors:	4
Dock High Doors:	8
Ceiling Height:	24.0-28.0 FT
Year Built:	2004
Year Built:	2004
Zoning:	HM
Market:	NW Springfield
Cross Streets:	Alliance
Traffic Count:	

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

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PROPERTY OVERVIEW

Sale is subject to existing lease with Bimbo Bakeries USA for 20,000 SF space & the 4,200 SF service building, and the lease with Glanbia Nutritionals for 26,400 SF. Glanbia Nutritionals has expanded into Suite 100, which is 16,240 SF. Glanbia Nutritionals' lease has two 1-year options.

PROPERTY HIGHLIGHTS

- PRICE REDUCED!!
- Available immediately For Sale at \$3,300,000 / \$51.40 PSF
- Production: 53,930 SF & 4,200 SF; Office: 5,571 SF; Mezzanine: 2,803 SF
- Column spacing is 50' N&S and 25' E&W
- Eave height is 24' - 28'
- Electrical: 3-phase, 480/277 VAC and 800 Amps
- Real Estate Taxes: \$57,879.47 (2017)

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Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Glanbia Nutritionals (NA), Inc.	1	26,400	6/1/2017	5/31/2020***	\$112,200	41.12	\$4.25
Glanbia Nutritionals (NA), Inc.	2	16,240	12/1/2018	5/31/2020***	\$69,020	25.3	\$4.25
Bimbo Bakeries USA (Primary Space)	3a	20,000	8/1/2017	7/31/2020 **	\$86,160	31.15	\$4.31
Bimbo Bakeries USA (Out Building)	3b	4,200	8/1/2017	7/31/2020 **	\$35,940	6.54	\$8.56
Totals/Averages		66,840			\$303,320		\$4.54

**Bimbo has the right to terminate the lease any time after 1.30.19 with 180-days notice and payment of a 3-month rent buyout fee (see section 2 of 3rd & 4th amendment to lease)

***Glanbia Nutritionals (NA), Inc. lease has two 1-year options

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100 Years
SINCE 1909

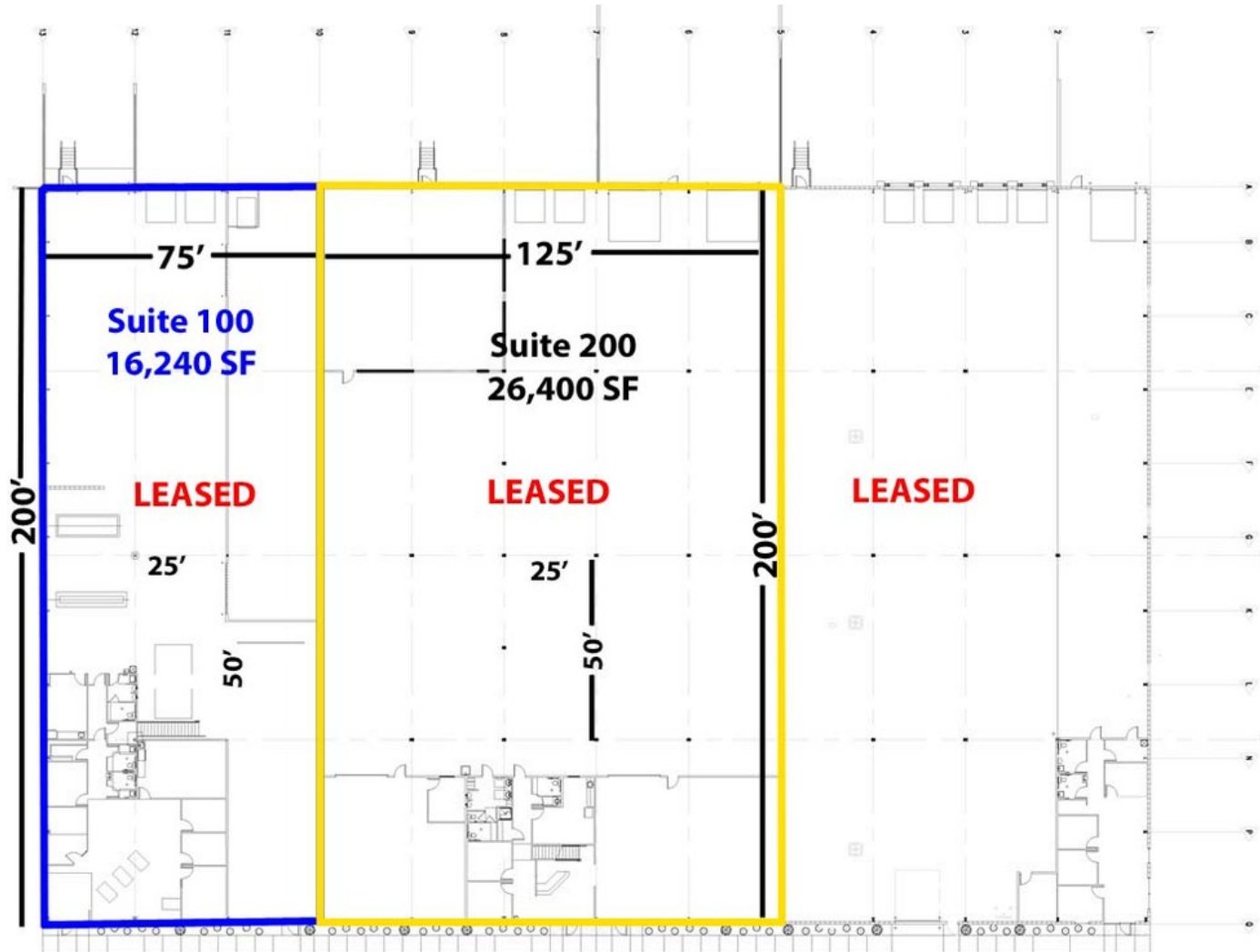
Additional Photos



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



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Aerial



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Location Maps

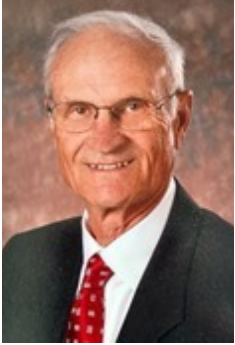


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Advisor Bio & Contact 1

ROBERT MURRAY, JR., SIOR
Chief Financial Officer



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.848.0611
bob@rbmurray.com
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 & 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



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.766.4226
F 417.882.0541
ryan@rbmurray.com
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. 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