



INDUSTRIAL PROPERTY FOR SALE

INDUSTRIAL/OFFICE BUILDING FOR SALE | 4596 W. JUNCTION, SPRINGFIELD, MO 65802

- 28,900 SF For Sale at \$1,600,000 or / \$55.36 PSF
- Located near I-44 and West Chestnut Expressway
- Zoned M-2 Heavy Manufacturing
- Building is occupied until 2nd quarter, 2020
- Shown by appointment only

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com

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

rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Available SF:	28,900 SF (includes finished mezzanine)
Sale Price:	\$1,600,000.00
Dock Doors:	2 loading dock doors with levelers
G/L Doors:	4 over-sized g/l doors
Lease Rate:	N/A
Lot Size:	4.1 Acres
Zoning:	M-2 Heavy Manufacturing (County)
Real Estate Taxes:	\$31,283.04 (2019)

PROPERTY OVERVIEW

Now available for sale, this 28,900± SF industrial/office building is conveniently located near I-44 and West Chestnut Expressway. The property is Zoned M-2 Heavy Manufacturing (Greene County zoning). The building is occupied until early 2nd quarter, 2020.. Shown by appointment only. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Two 8' x 9' loading dock doors with levelers and power (one pit dock)
- Two over-sized (12' x 14'), one 10' x 12', & one 8' x 8' g/l doors (all g/l doors have power except 8' x 8')
- 8' metal liners;
- Electrical: 3 phase, 600 amp 480y/277, 125 amp 480y/277;
- Radiant heat; Sprinkler; Warehouse lighting: T-5; Air-lines
- 580 SF basement tornado shelter (20' x 29')
- Shown by appointment only; Contact listing agent for more information



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 Details

PROPERTY NAME:	4596 W. Junction - Industrial/Office Building for Sale
PROPERTY ADDRESS:	4596 W. Junction Springfield, MO 65802
PROPERTY TYPE:	Industrial
LOT SIZE:	4.1 Acres
ZONING:	M-2 Heavy Manufacturing (County)
YEAR BUILT:	2009
NUMBER OF STORIES:	2
WAREHOUSE:	25,600 SF
OFFICE:	1,800 SF
MEZZANINE:	1,800 SF
CEILINGS:	18' - 24' to deck
POWER:	Electrical 3 Phase 600 amp 480y/277 125 amp 480y/277
DOCK DOORS:	Two 8' x 9' with levelers (one pit dock)
G/L DOORS:	Two 12' x 14', One 10' x 12', one 8' x 8'
HVAC:	Office Area
COLUMN SPACE:	25 ft E to W, 50 ft N to S



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Additional Photos



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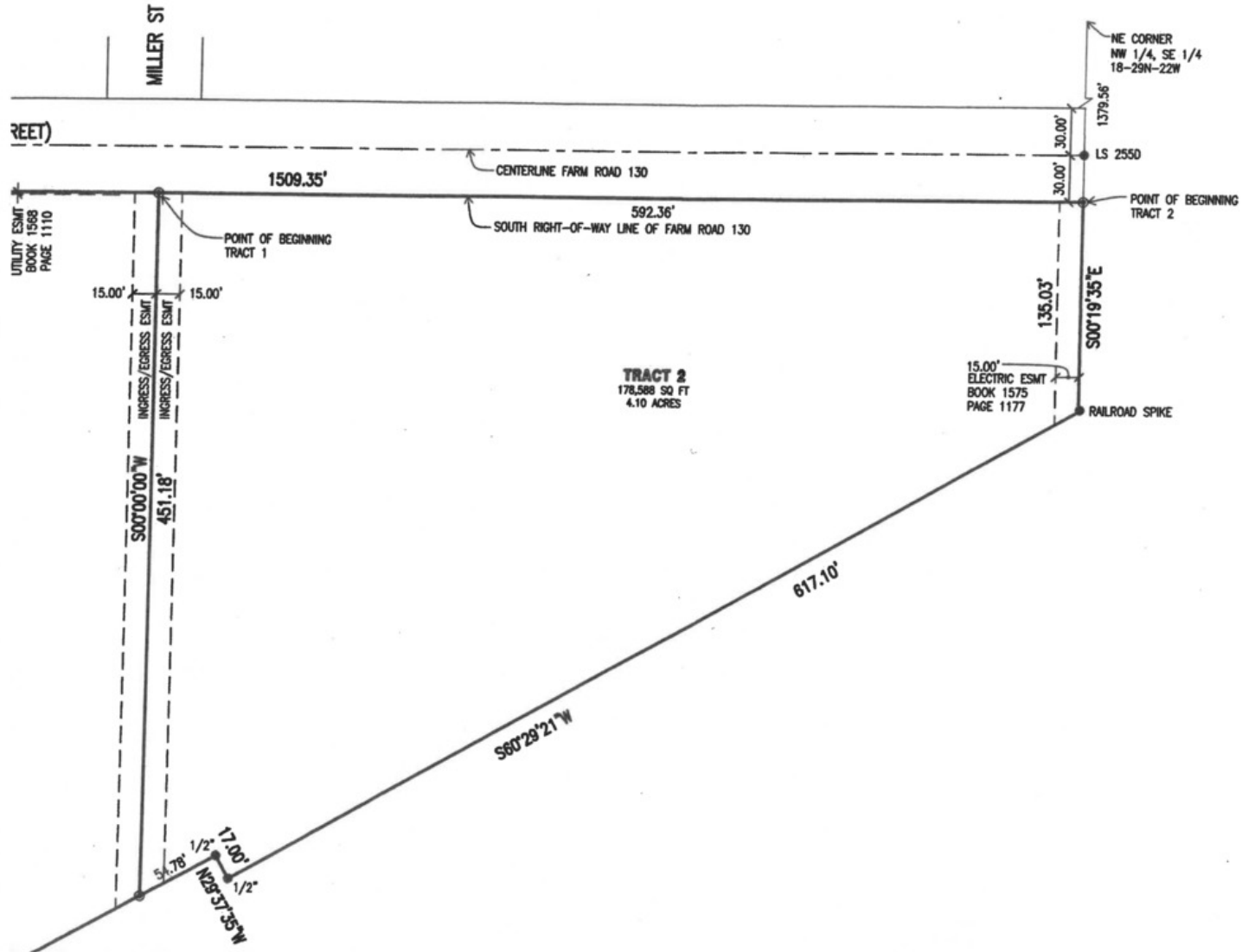
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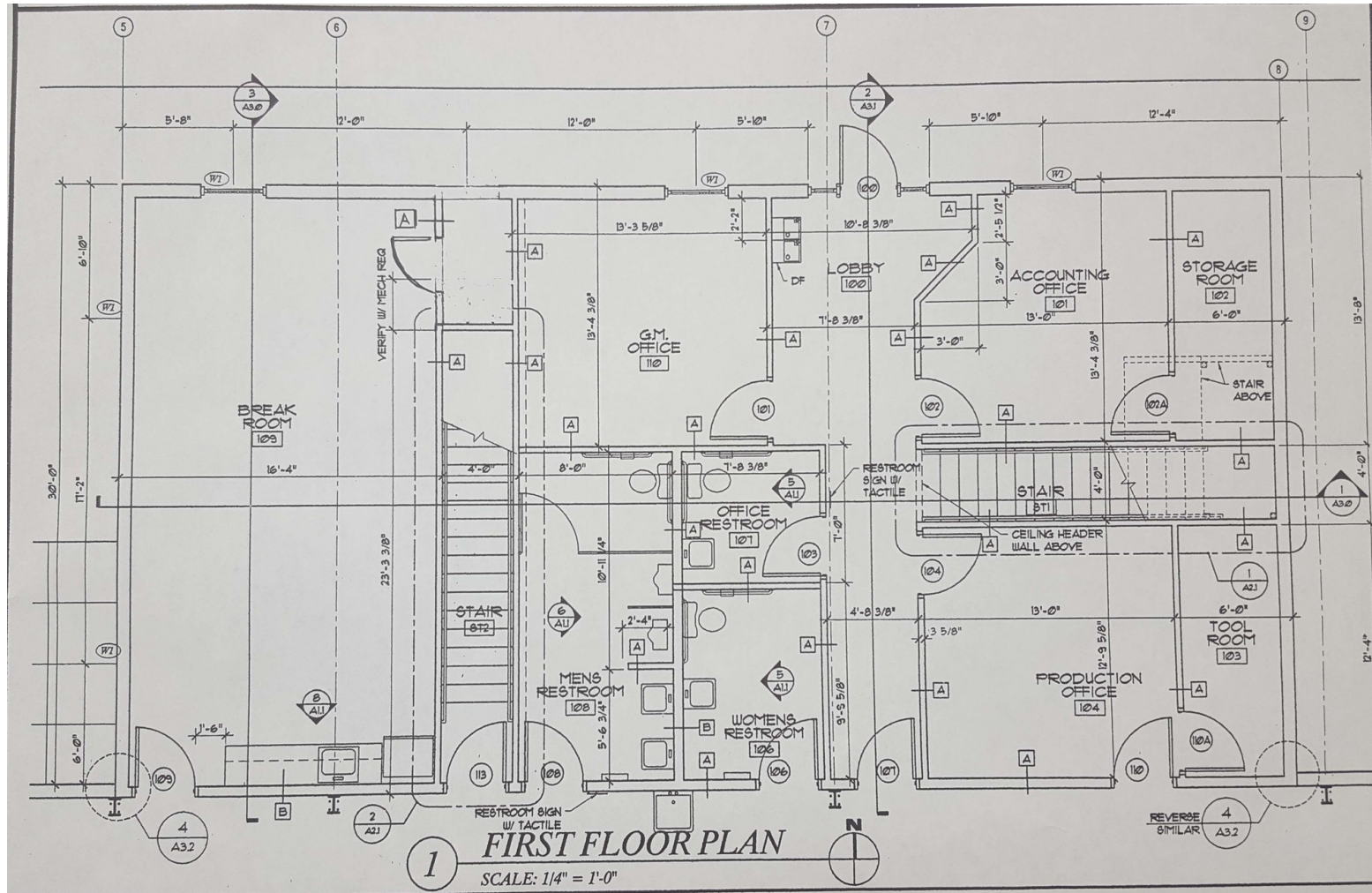
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INDUSTRIAL/OFFICE BUILDING FOR SUBLEASE
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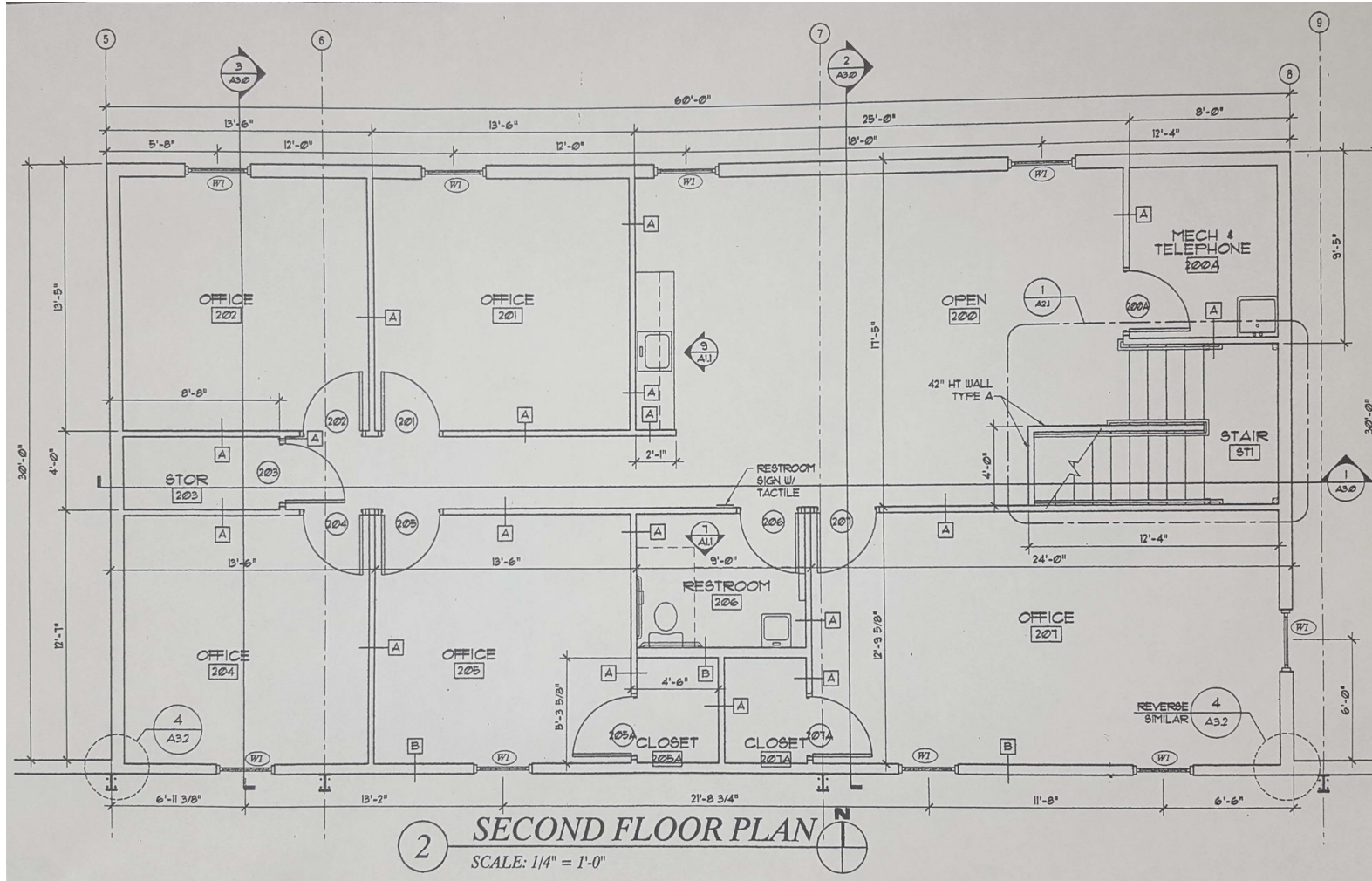
Plat



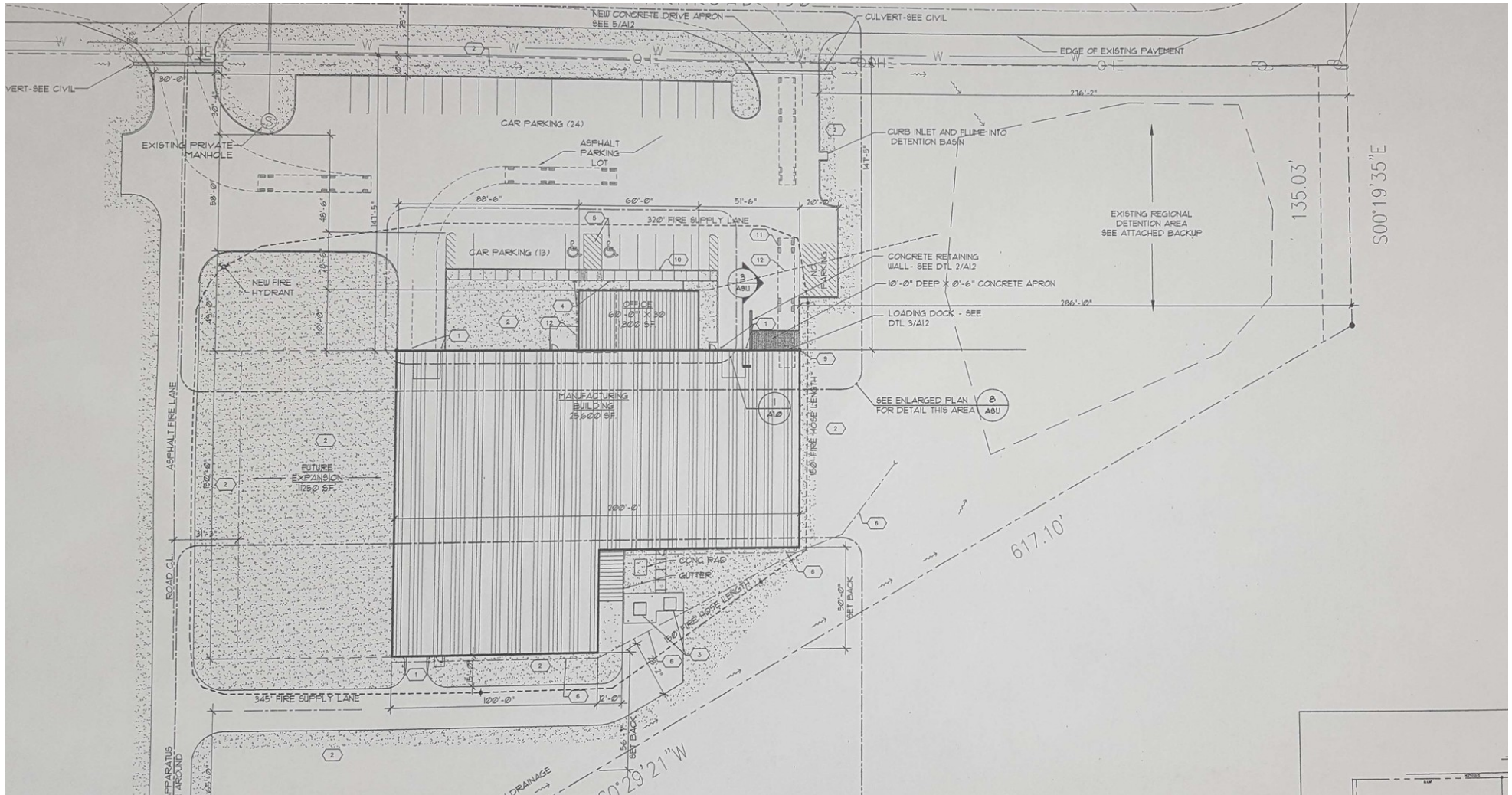
Floor Plans - First Floor



Floor Plans - Second Floor



Site Plan



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Retailer Map



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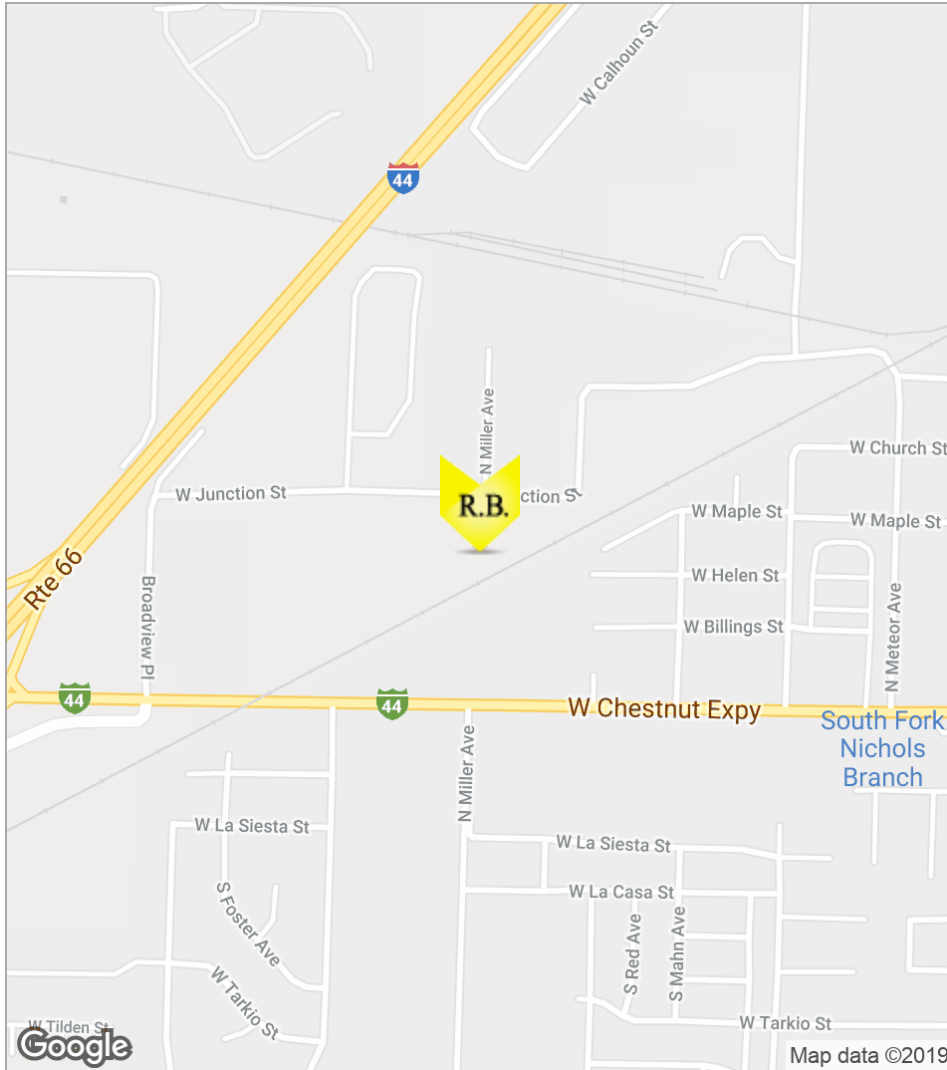
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Location Maps



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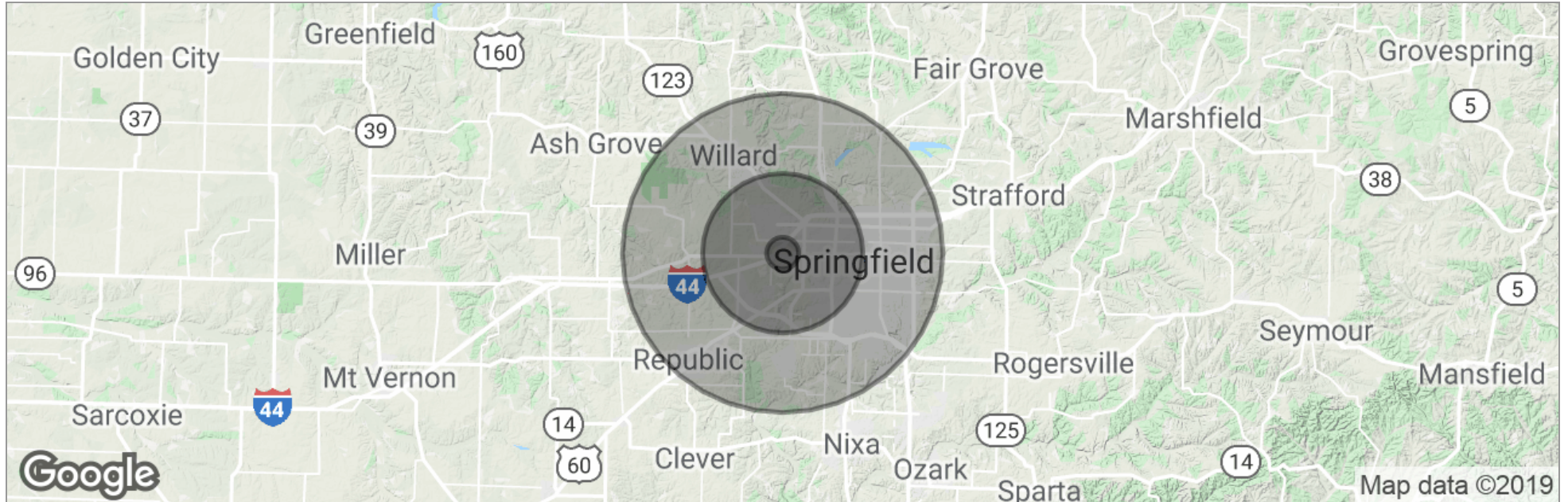
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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	2,019	69,155	260,781
Population Density	643	881	830
Median Age	32.5	34.1	34.7
Median Age (Male)	30.8	33.1	33.7
Median Age (Female)	35.0	35.4	35.8
Total Households	815	28,614	110,515
# of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$55,027	\$43,703	\$48,845
Average House Value	\$130,132	\$113,606	\$137,701

* Demographic data derived from 2010 US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.861.9486
ross@rbmurray.com
MO #2004035357

Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales /lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 2,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit www.farmersparkspringfield.com.

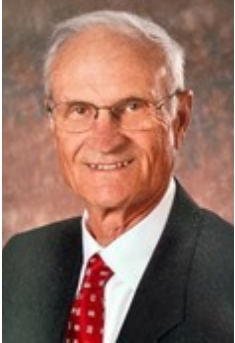
Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)

Advisor Bio

ROBERT MURRAY, JR., SIOR
Chief Financial Officer



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.848.0611
F 417.882.0541
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.

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