

# Up to 16,900 SF Warehouse on Cedarbrook & Pythian

916 North Cedarbrook • Springfield, MO 65802



## Lease Overview

<b>Available SF:</b>	4,600 - 16,900 SF
<b>Lease Rate:</b>	\$4.00 SF/yr
<b>Lease Type:</b>	Gross
<b>Unit B:</b>	4,600 SF = \$1,667/Mo
<b>Unit B Doors:</b>	10' dock (front) 12' dock (front)
<b>Unit C:</b>	6,100 SF = \$2,133/Mo
<b>Unit C Doors:</b>	two 10' dock (front) 14' drive in (side)
<b>Unit A:</b>	6,200 SF = \$2,000/Mo
<b>Unit A Doors:</b>	14' drive in (rear)
<b>Units B / C:</b>	10,700 SF = \$3,567/Mo
<b>Units A / B:</b>	10,800 SF = \$3,599/Mo
<b>Units A / B / C:</b>	16,900 SF = \$5,633/Mo
<b>Zoning:</b>	General Manufacturing
<b>Market:</b>	Springfield
<b>Cross Streets:</b>	Cedarbrook & Pythian

## Property Overview

**Property**

Located on Cedarbrook & Pythian just east of Cooper Sports Complex. Front door parking & road front sign.  
 Unit B - 4,600 SF - One 10' dock door and one 12' dock door  
 Unit B is For Lease at \$4.00/SF Gross (\$1,533 per month Gross)  
 Unit C - 6,100 SF - 2 Offices (heat/cool), reception area, 2 restrooms, warehouse (79' x 74'), two 10' dock doors (front) and one 14' drive-in-door  
 Unit C is For Lease at \$4.00/SF Gross (\$2,033 per month Gross)  
 Unit A - 6,200 SF - Reception area, office (heat), bull pen, warehouse (96' x 52'), 14x14 drive-in-door (rear).  
 Unit A is For Lease at \$4.00/SF Gross (\$2,066 per month Gross)  
 Units B / C - 10,700 SF - = \$3,567/Mo  
 Units A / B - 10,800 SF = \$3,599/Mo  
 Units A / B / C - 16,900 SF = \$5,633/Mo Side Wall (20') and Center Height (37')

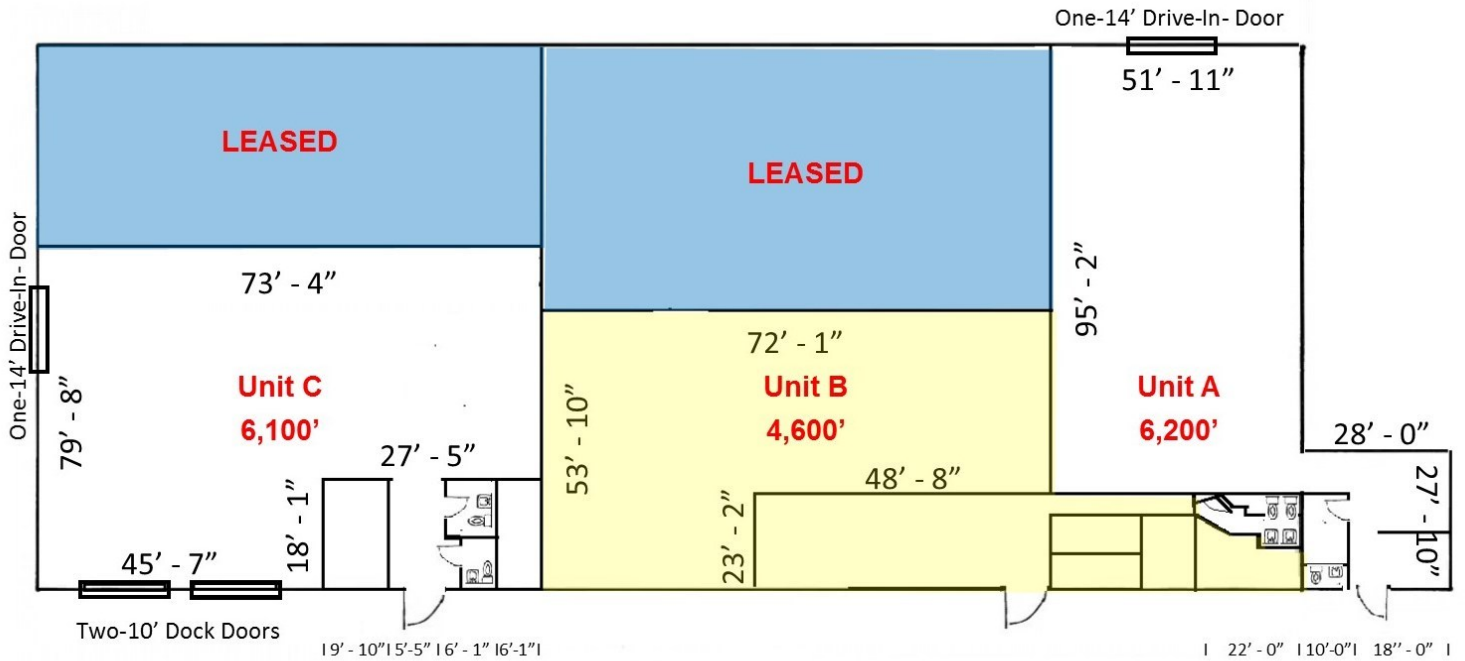
Please call Listing Agent to schedule your showing. Thank you!!

**Location**

Property is located on Cedarbrook and Pythian just east of Cooper Sports Complex. Local businesses include Grainger Industrial Supply, Holloway America, Farmer Brothers Coffee, Kum N Go, Subway, Jazzercise, Jackson Hewitt Tax Service, Wok-Star, and other local and national businesses

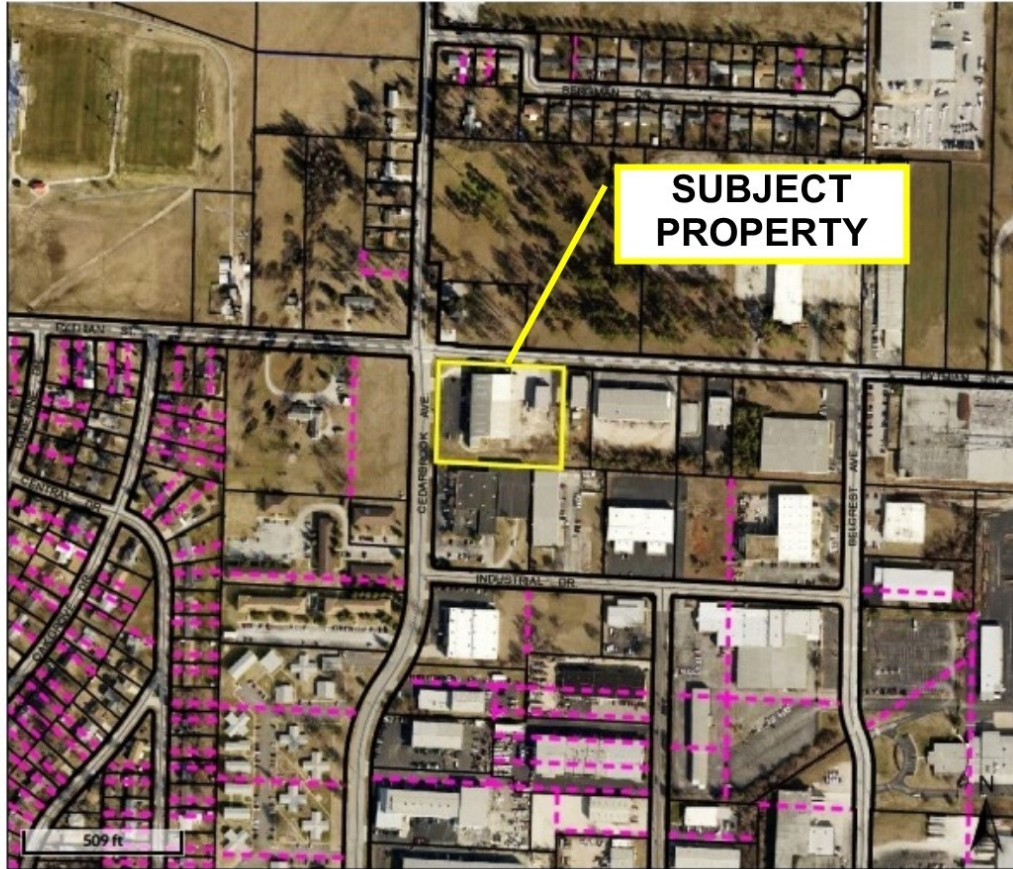
**Presented by**

**MIKE FUSEK, CCIM**  
 417.849.5703  
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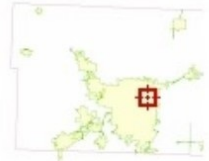








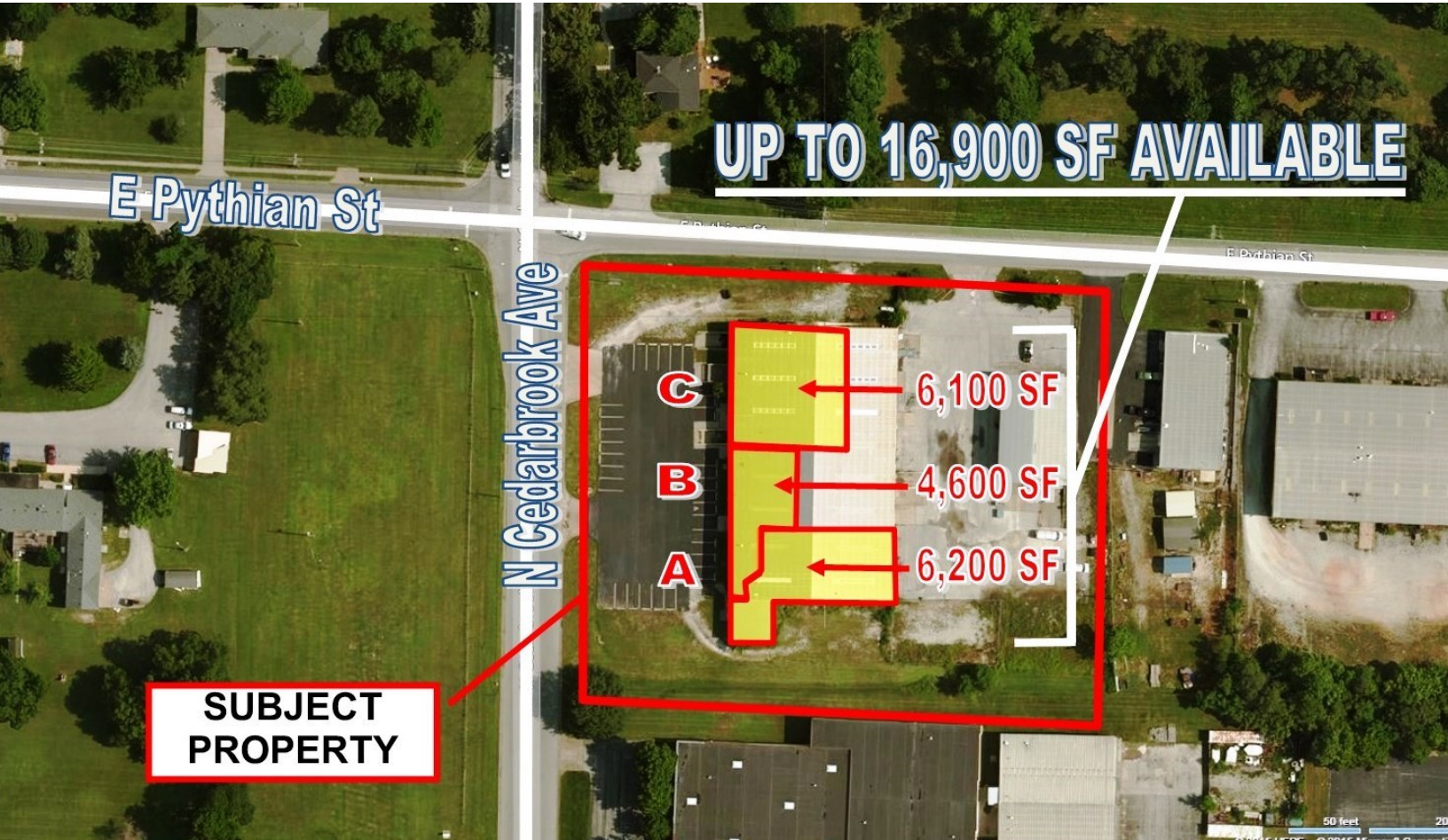
Overview



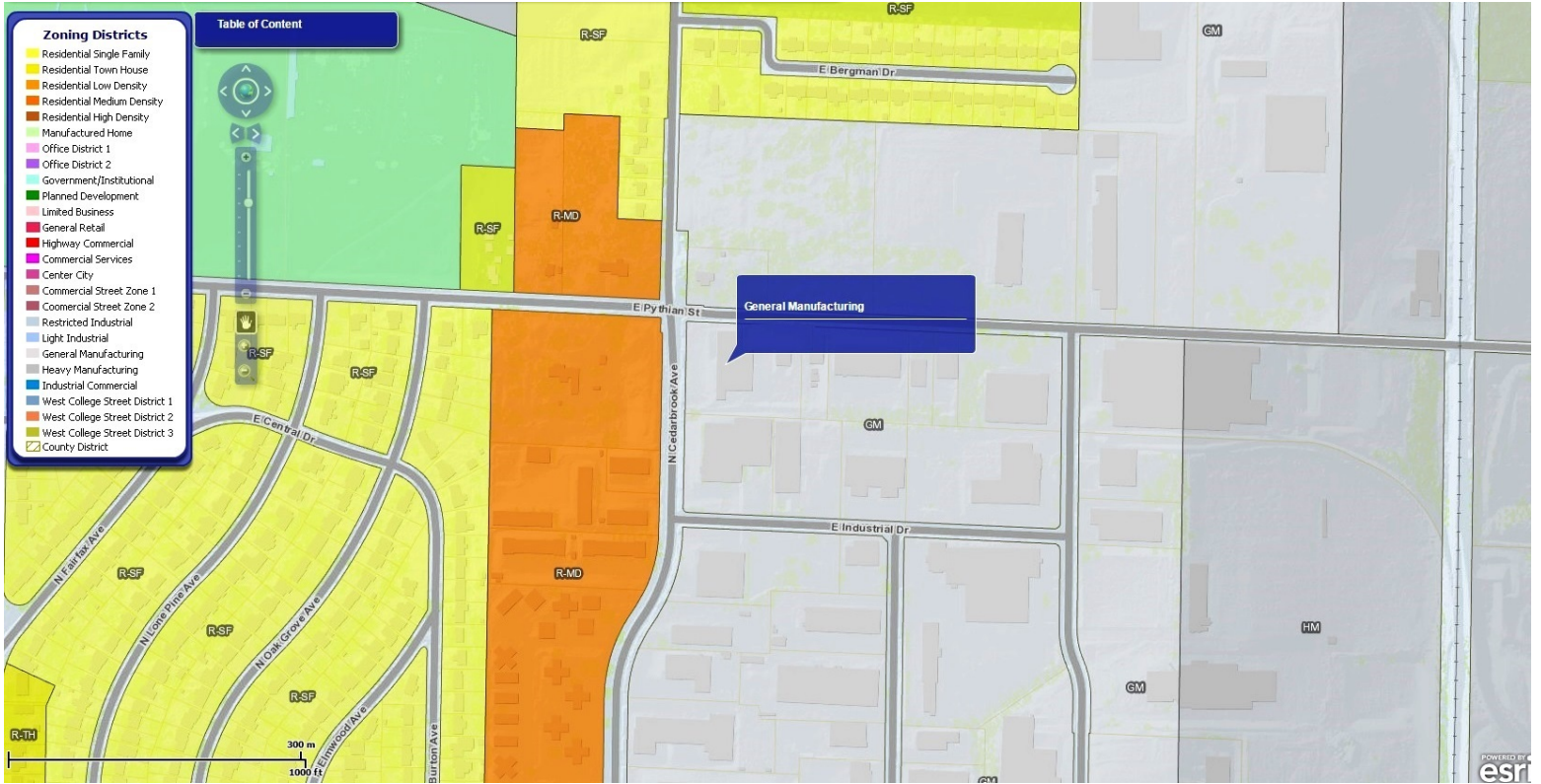
Legend

- Parcel Lines**
  - <all other values>
  - DASHROW
  - MUNIRWD
  - PROPDASH
  - PROPLINE
  - RRROW
  - ZONING
- Section Lines**
  - Quarter Section Lines
  - Section Lines
- Streets**
  - <all other values>
  - 8
  - County Boundary
  - Assessor's Parcels
  - City Limits

Parcel ID	881216301015	Alternate ID	n/a
Sec/Twp/Rng	16-29-21	Class	C
Property Address	916 N CEDARBROOK BUILDING A-E	Acreage	2.8172
	SPRINGFIELD		
District	105		
Brief Tax Description	SPFD INDUSTRIAL PARK 2ND ADD BEG NW COR LOT 1 E 390 FT S 310 FT W 390 FT N TO BEG		
	<i>(Note: Not to be used on legal documents)</i>		







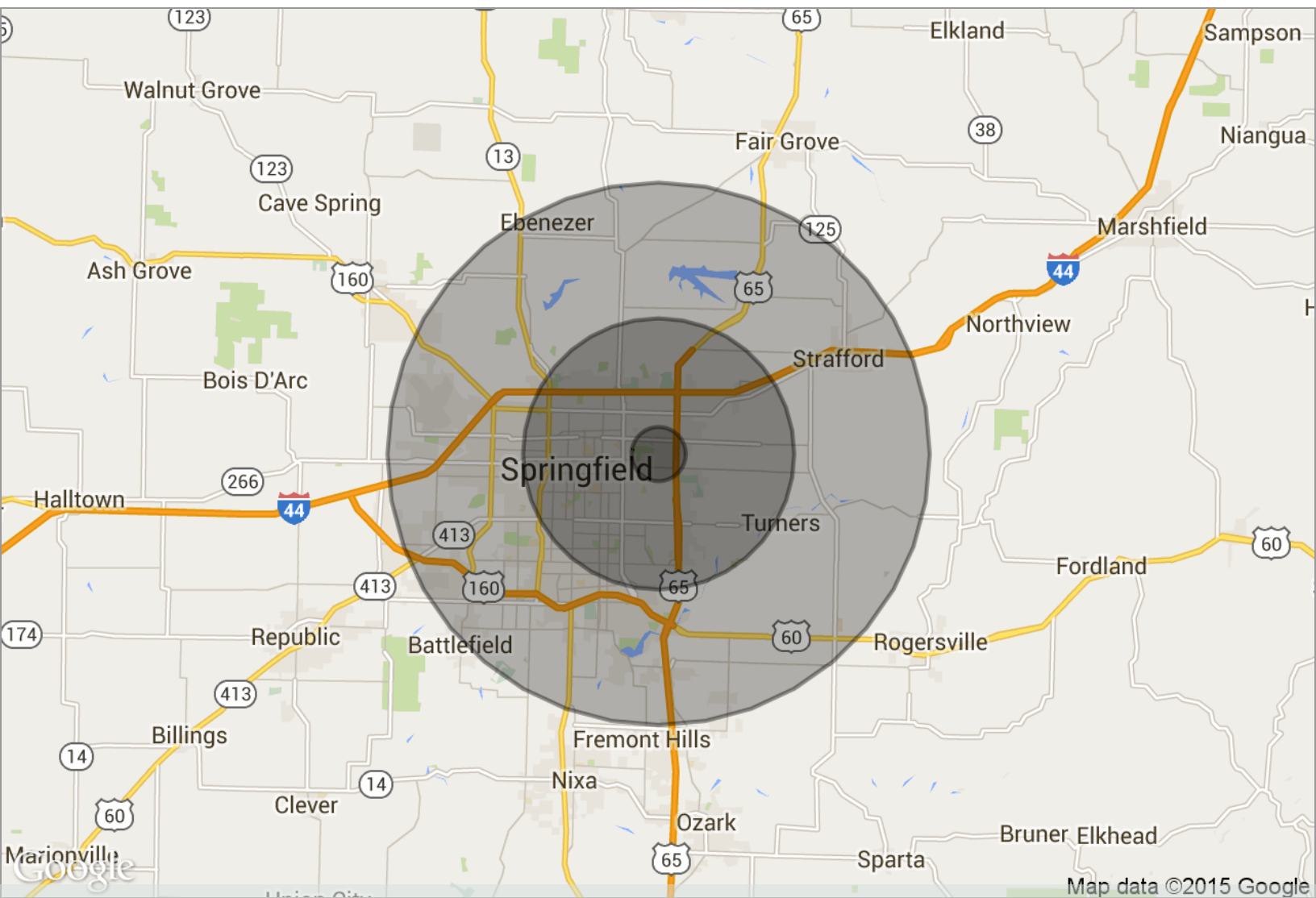


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For Lease | Industrial

	1 Mile	5 Miles	10 Miles
Total Population	3,838	124,900	265,456
Total Number of Households	1,672	53,054	113,932
Total Number of Persons per Household	2.3	2.4	2.3
Average House Value	\$89,062	\$137,041	\$162,637
Average Household Income	\$37,885	\$48,108	\$53,723
Median Age	33.8	33.9	36.2
Median Age - Male	33.9	33.0	35.1
Median Age - Female	34.2	34.9	37.4
Total Population - White	3,343	111,746	240,492
Total Percent - White	87.1%	89.5%	90.6%
Total Population - Black	66	4,598	8,993
Total Percent - Black	1.7%	3.7%	3.4%
Total Population - Asian	50	2,512	4,826
Total Percent - Asian	1.3%	2.0%	1.8%
Total Population - Hawaiian	0	149	150
Total Percent - Hawaiian	0.0%	0.1%	0.1%
Total Population - Indian	11	455	955
Total Percent - Indian	0.3%	0.4%	0.4%
Total Population - Other	269	1,834	2,807
Total Percent - Other	7.0%	1.5%	1.1%
Total Population - Hispanic	343	4,543	7,998
Total Percent - Hispanic	8.9%	3.6%	3.0%

\* Demographic information provided by BuildOut, Inc.



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Radius Map

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## Mike Fusek, CCIM

### Senior Advisor

Sperry Van Ness/ Rankin Company, LLC

Mike Fusek, CCIM serves as a senior advisor for Sperry Van Ness specializing in the sale and leasing of office and retail properties in Springfield, Missouri. Fusek has 20+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining Sperry Van Ness, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of Sperry Van Ness. As an experienced investor, Fusek has an exceptional understanding of client’s needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked in the Top 1% or 2% of all Sperry Van Ness International, Fusek was ranked the #6 National Advisor for 2013, #13 National Advisor for 2012, #7 National Advisor for 2011, and the #18 National Advisor for 2010. Sperry Van Ness has more than 950 National Advisors.

### Mike Fusek, CCIM

Senior Advisor

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Rand Sperry and Mark Van Ness first met while working on opposing sides of an investment deal in 1977. Mark's client wanted to purchase a property listed by Rand, whose firm did not cooperate with outside brokers.

*Imagine if your own broker actually discouraged buyers from bidding on your property! It happens everyday.*

Mark represented his client in the transaction, but received only a small referral fee – not a commission from Rand's broker. This common practice of broker exclusion causes properties to sell for less than their actual value, or not sell at all. The proof? Mark sold the same property soon after, demonstrating the value of full broker cooperation – with a 400 percent profit for his client.

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*“Giving up half your income in order to put clients first is something many brokers can't swallow.”*

*-Mark Van Ness*

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## From Solution to Revolution

Sperry Van Ness was created in 1987 with a new philosophy: putting the client's interest first, by aggressively marketing to and cooperating with all brokers. This strategy creates a "bidding war" in the marketplace. In an industry where the status quo is to double end deals, Sperry Van Ness forged a new approach.

## Maximum Competition Equals Maximum Value

Our philosophy "Maximum Competition Equals Maximum Value" separates us from all other national companies. We have a written policy of cooperation on every listing. No other brokerage firm does that! Even today, Sperry Van Ness remains the only firm that places the client's interests first, with our policy of marketing to the entire brokerage community

## Disclaimer | Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Sperry Van Ness or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Sperry Van Ness with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.