



FOR LEASE | UNION OFFICE / WAREHOUSE

# 1,850 - 3,700 SF UNION OFFICE AND WAREHOUSE FOR LEASE

3040 East Elm Street, Springfield, MO 65802

## Executive Summary



### LEASE OVERVIEW

<b>AVAILABLE SF:</b>	1,850 - 3,700 SF
<b>LEASE RATE:</b>	\$5 - \$6.00 SF/Yr
<b>LEASE TYPE:</b>	NNN
<b>ESTIMATED CAM:</b>	\$2.00 / SF
<b>UNIT 3046 - 1,850 SF</b>	Office / Warehouse
<b>UNIT 3048 - 1,850 SF</b>	Warehouse
<b>UNIT 3054 - 2,950 SF</b>	Office / Warehouse
<b>UNIT 3042 - 3,100 SF</b>	Office / Warehouse
<b>UNITS 3046/3048</b>	3,700 SF Combined
<b>MONUMENT SIGN:</b>	Yes
<b>ZONING:</b>	GM
<b>PARKING SPACES:</b>	+/- 82
<b>MARKET:</b>	Springfield
<b>CROSS STREETS:</b>	Union And Elm

### PROPERTY DESCRIPTION

We are pleased to present 1,850 - 3,700 SF Office/Warehouse For Lease on Chestnut and 65, just south of Sutherlands. Building features 3-phase electrical, fire sprinkler system, steel, concrete block construction, 10' - 40' +/- Warehouse clear heights, front door parking, 8' - 12' drive-in-doors and dock doors, and +/- 82 parking spaces.

Unit 3046 [1,850 SF] +/- 975 SF Office / 875 SF Warehouse [22' - 1" ceiling height]. 2 offices, bull pen, Office/Warehouse heated & cooled, and 12' drive-in-door. 1,850 SF @ \$5.00/ SF NNN = \$1,079 / Month [includes taxes, insurance, and CAM]

Unit 3048 [1,850 SF] Open Warehouse w/ 12' drive-in-door [22' - 1" ceiling height]. 1,850 SF @ \$5.00/ SF NNN = \$1,079 / Month [includes taxes, insurance, and CAM]

Unit 3054 [2,950 SF] +/- 1,050 SF Office / 1,900 SF Warehouse [2 levels]. 6 offices, 2 large bull pens, 2 level warehouse, 12' drive-in-door. 2,950 SF @ \$6.00/ SF NNN = \$1,966 / Month [includes taxes, insurance, and CAM]

Unit 3042 [3,100 SF] - +/- 1,900 SF Office / 1,200 SF Warehouse [10' - 4" ceiling height]. 4 offices, 3 large bull pens, break room, kitchenette, and w/ 8' dock door. 3,100 SF @ \$6.00/ SF NNN = \$2,066 / Month [includes taxes, insurance, and CAM]

Units 3046 / 3048 Combined [3,700 SF]. 3,700 SF @ \$5.00/ SF NNN = \$2,158 / Month [includes taxes, insurance, and CAM]

Please contact listing agent today to schedule your showing. Thank you!



FOR LEASE | UNION OFFICE / WAREHOUSE

1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802

Exterior Front Photos







FOR LEASE | UNION OFFICE / WAREHOUSE

1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802

Exterior Rear Photos



**MIKE FUSEK, CCIM**  
Senior Advisor  
417.849.5703  
mike.fusek@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnrankinco.com



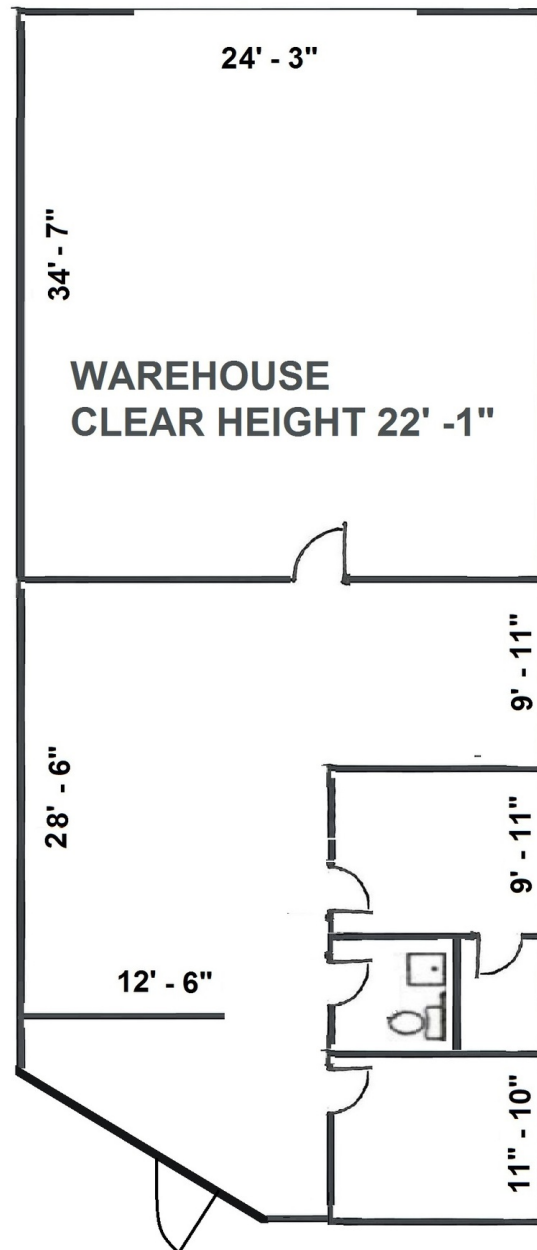
FOR LEASE | UNION OFFICE / WAREHOUSE

1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802

UNIT 3046 - 1,850 SF

12' DRIVE-IN DOOR



1,850 SF @ \$5.00/ SF NNN = \$1,079 / Month [includes taxes, insurance, and CAM]



MIKE FUSEK, CCIM  
Senior Advisor  
417.849.5703  
mike.fusek@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnrankinco.com





FOR LEASE | UNION OFFICE / WAREHOUSE

1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802

UNIT 3046 Photos



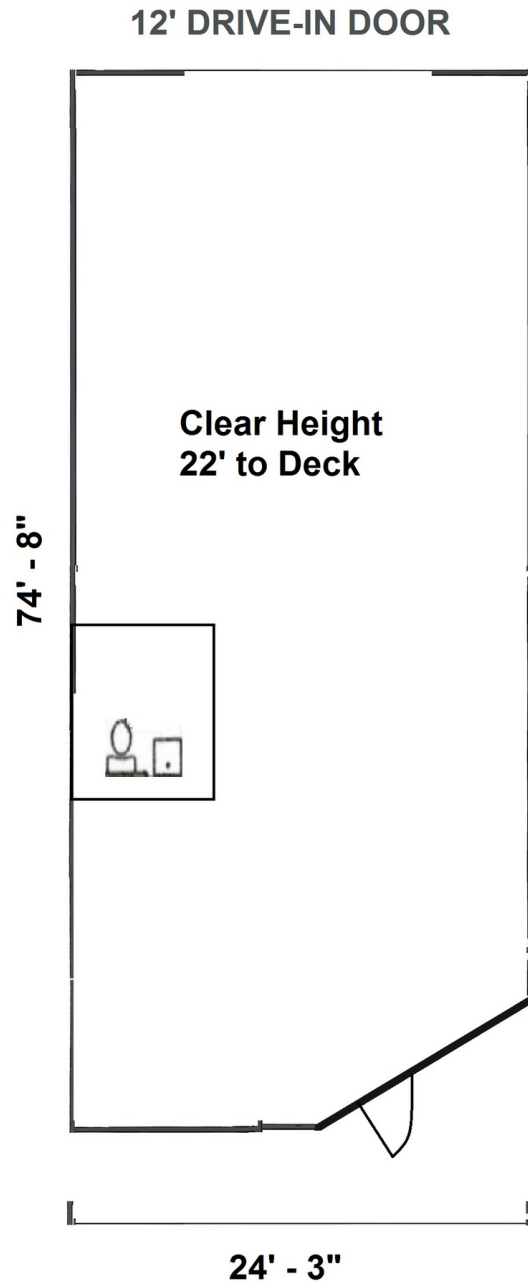


FOR LEASE | UNION OFFICE / WAREHOUSE

1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802

Unit 3048 - 1,850 SF



1,850 SF @ \$5.00/ SF NNN = \$1,079 / Month [includes taxes, insurance, and CAM]



MIKE FUSEK, CCIM  
Senior Advisor  
417.849.5703  
mike.fusek@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnrankinco.com



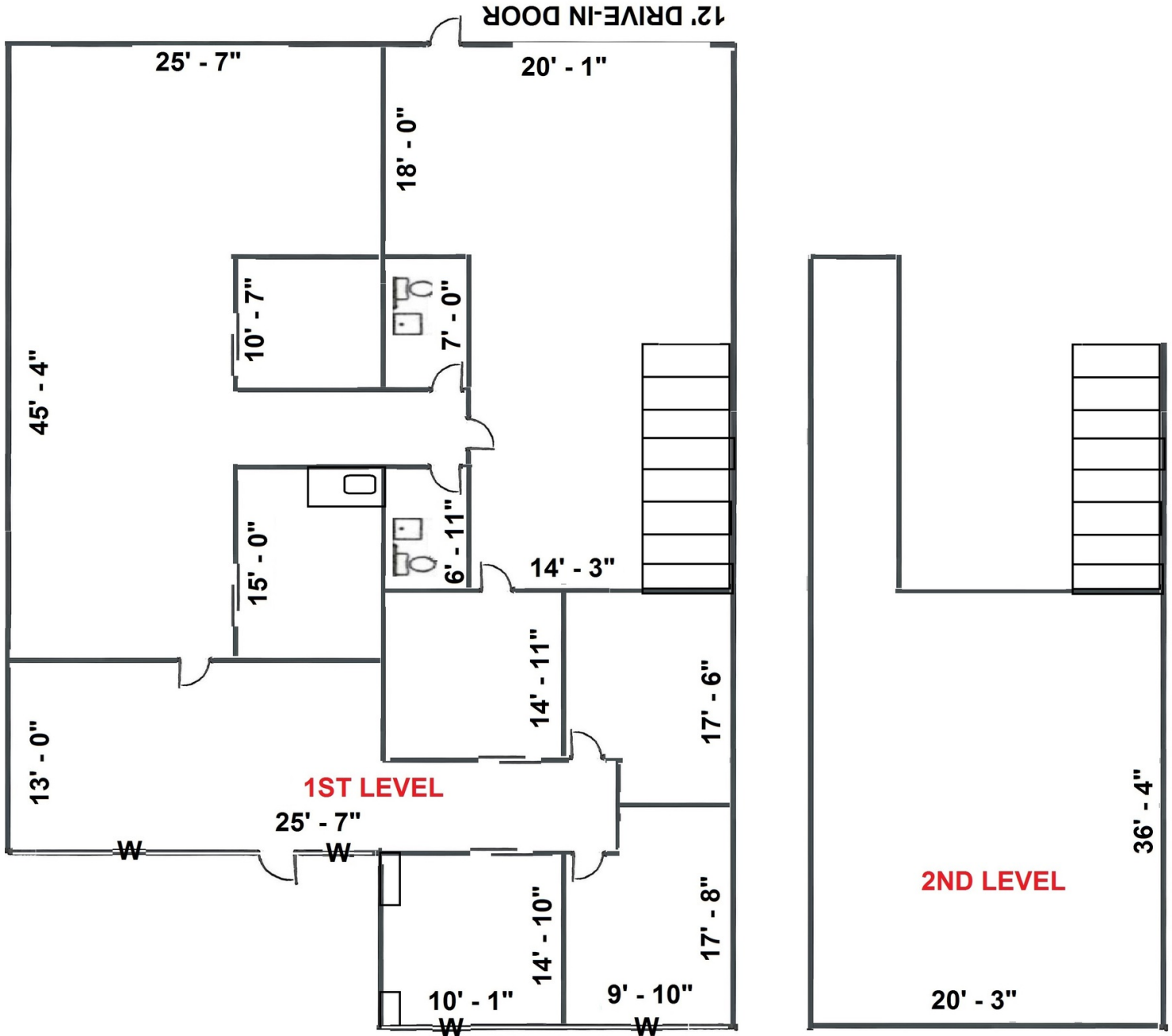


FOR LEASE | UNION OFFICE / WAREHOUSE

1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802

UNIT 3054 - 2,950 SF



2,950 SF @ \$6.00/ SF NNN = \$1,966 / Month [includes taxes, insurance, and CAM]



MIKE FUSEK, CCIM  
Senior Advisor  
417.849.5703  
mike.fusek@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnrankinco.com



FOR LEASE | UNION OFFICE / WAREHOUSE

1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802

UNIT 3054 Photos





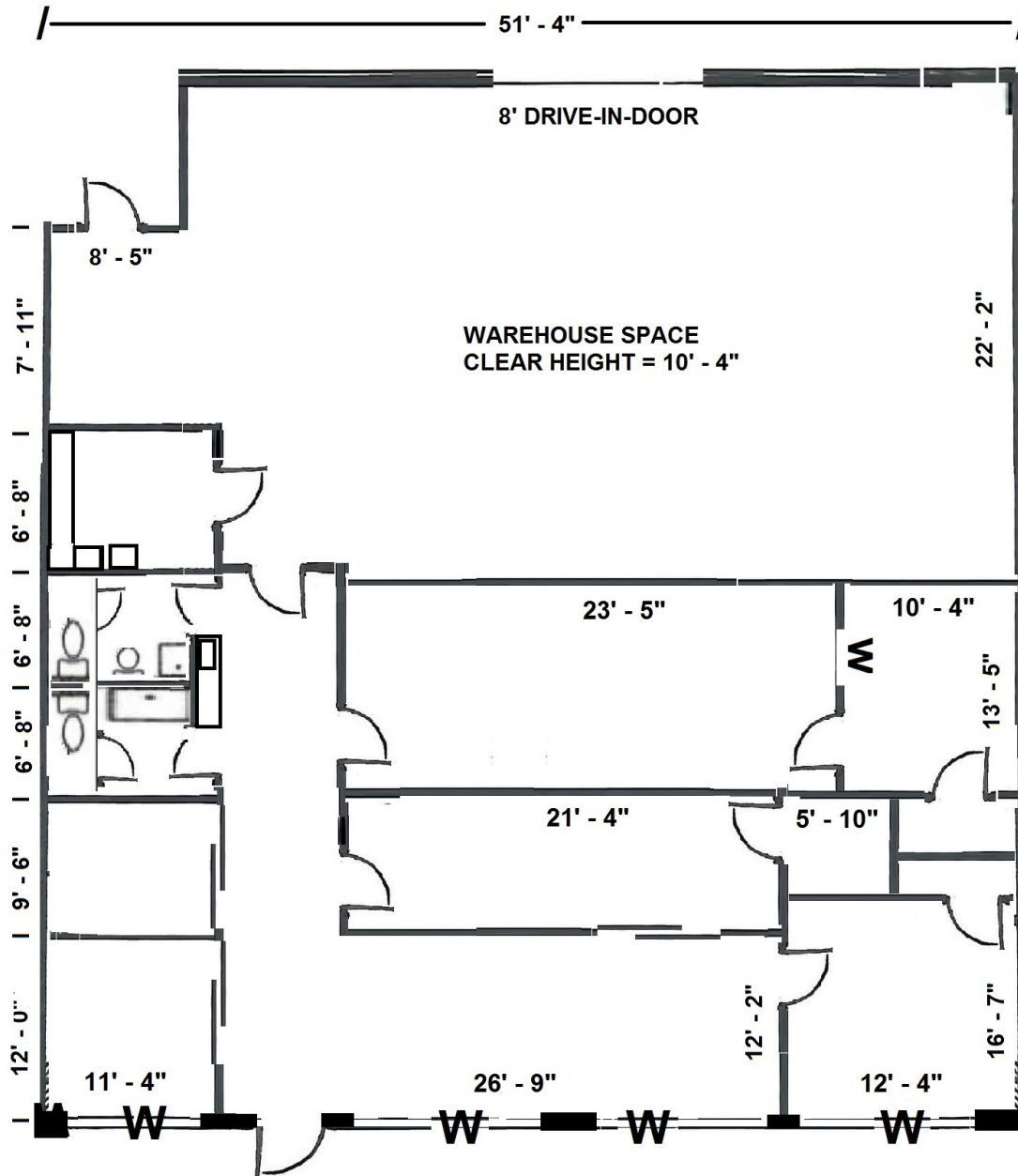


FOR LEASE | UNION OFFICE / WAREHOUSE

1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802

UNIT 3042 - 3,100 SF



3,100 SF @ \$6.00/ SF NNN = \$2,066 / Month [includes taxes, insurance, and CAM]



MIKE FUSEK, CCIM  
Senior Advisor  
417.849.5703  
mike.fusek@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnrainco.com



FOR LEASE | UNION OFFICE / WAREHOUSE

1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802

UNIT 3042 Photos



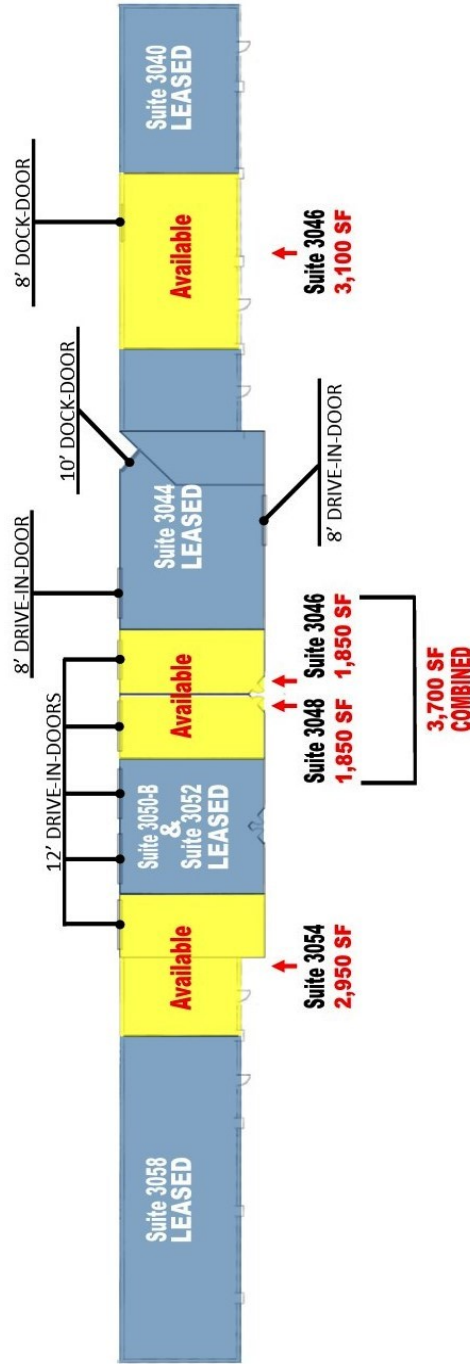




# FOR LEASE | UNION OFFICE / WAREHOUSE

## 1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802



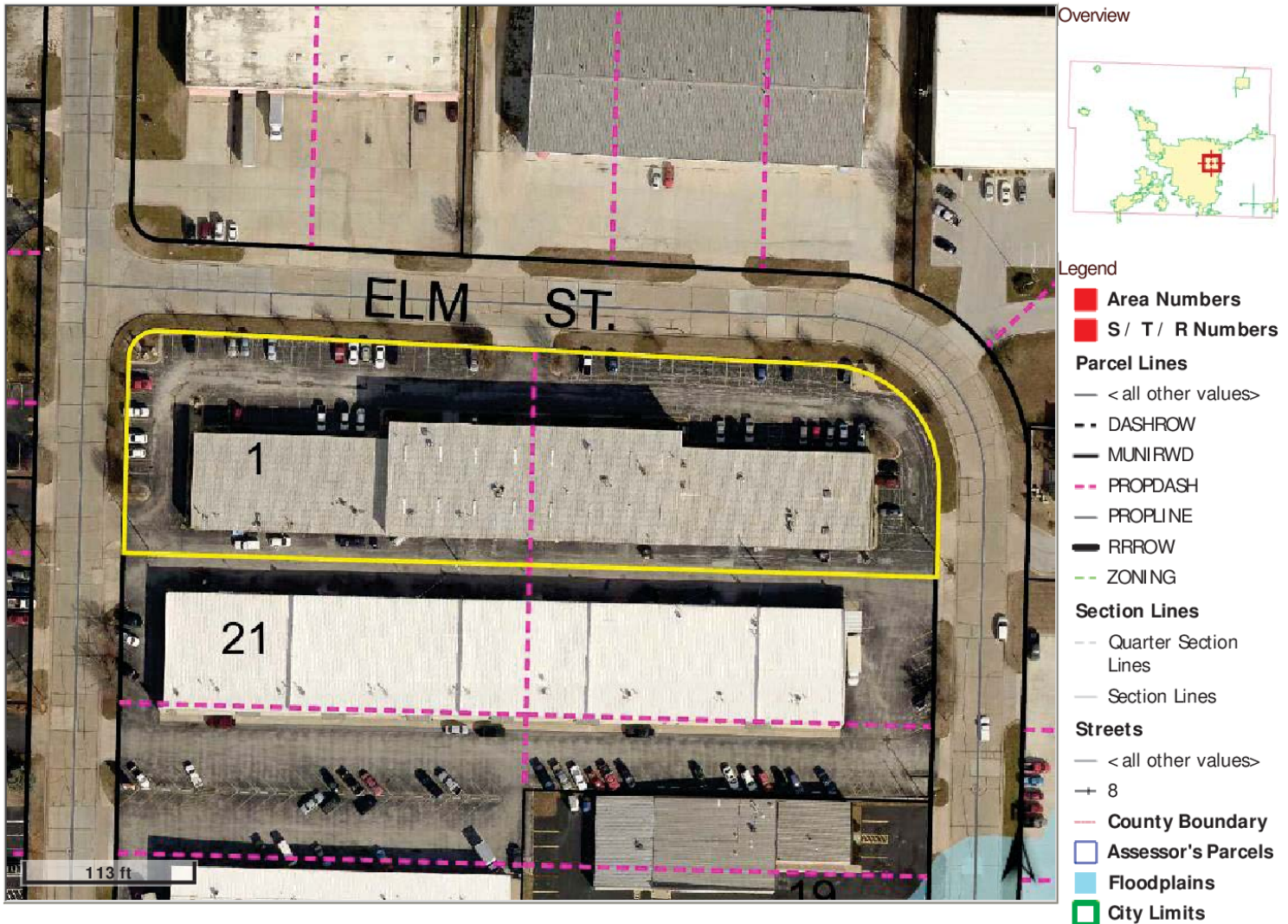


FOR LEASE | UNION OFFICE / WAREHOUSE

1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802

BEACON MAP



**Parcel ID** 881221103001  
**Sec/ Twp/ Rng** 21-29-21  
**Property Address** 3040 E ELM ST  
 SPRINGFIELD

**Alternate ID** n/a  
**Class** C  
**Acreage** 1.847

**District** 105  
**Brief Tax Description** CHERRY STREET INDUSTRIAL PARK LOTS 38 & 39  
 (Note: Not to be used on legal documents)



**MIKE FUSEK, CCIM**  
 Senior Advisor  
 417.849.5703  
 mike.fusek@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





FOR LEASE | UNION OFFICE / WAREHOUSE

1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802

[Additional Photos](#)





## FOR LEASE | UNION OFFICE / WAREHOUSE

### 1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802

	1 MILE	3 MILES	5 MILES
Total households	2,649	19,988	52,921
Total persons per hh	2.2	2.3	2.3
Average hh income	\$42,938	\$51,741	\$50,010
Average house value	\$102,551	\$145,209	\$151,021

	1 MILE	3 MILES	5 MILES
Total population	5,903	44,984	121,789
Median age	34.1	34.4	34.4
Median age (male)	32.9	33.1	33.4
Median age (female)	35.2	35.2	35.5

*\* Demographic data derived from 2010 US Census*



**MIKE FUSEK, CCIM**  
Senior Advisor  
417.849.5703  
mike.fusek@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

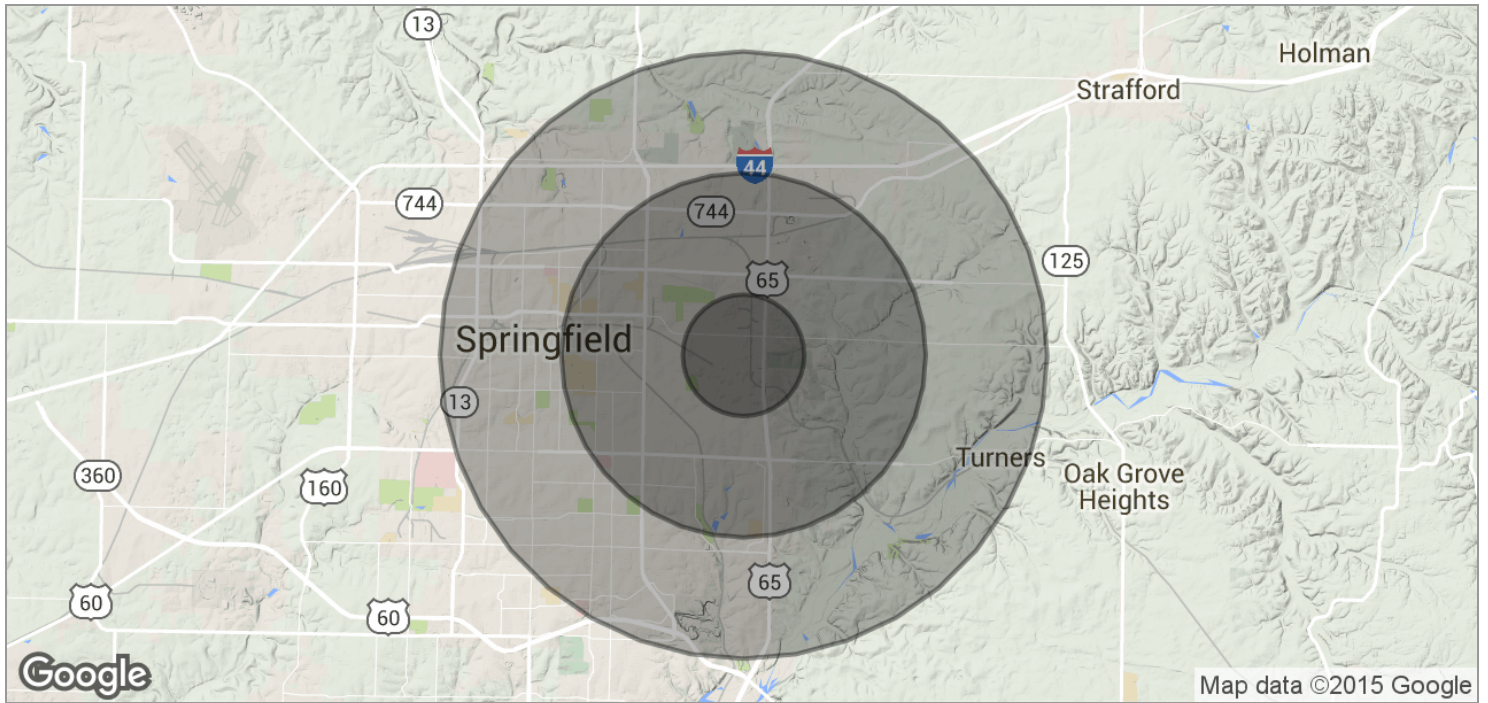




# FOR LEASE | UNION OFFICE / WAREHOUSE

## 1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,903	44,984	121,789
MEDIAN AGE	34.1	34.4	34.4
MEDIAN AGE (MALE)	32.9	33.1	33.4
MEDIAN AGE (FEMALE)	35.2	35.2	35.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,649	19,988	52,921
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$42,938	\$51,741	\$50,010
AVERAGE HOUSE VALUE	\$102,551	\$145,209	\$151,021

# About Sperry Van Ness



To create and nurture a positive working environment and perform as a team member with accountability, responsibility and authority, every Sperry Van Ness® Affiliate Advisor agrees to lead and live by the following Core Covenants in everything they do with Sperry Van Ness:

- 1 > I PLACE MY CLIENT'S INTEREST ABOVE MY OWN AND PROACTIVELY COOPERATE WITH ALL BROKERS AND AGENTS.
- 2 > I SHOW RESPECT AND SUPPORT TO ALL.
- 3 > I EPITOMIZE THE FIRST-CLASS REPUTATION AND IMAGE OF SPERRY VAN NESS.
- 4 > I VALUE THE IMPORTANCE OF PHYSICAL AND MENTAL HEALTH, AND INVOLVEMENT WITHIN MY COMMUNITY IN THE SUPPORT OF A BALANCED AND SUCCESSFUL CAREER.
- 5 > I QUICKLY RESOLVE CONFLICTS POSITIVELY AND EFFECTIVELY.
- 6 > I AM INDIVIDUALLY RESPONSIBLE FOR ACHIEVING MY OWN POTENTIAL.
- 7 > I HONOR MY COMMITMENTS.
- 8 > I DOMINATE MY MARKET AREA AND PROMOTE MY SPECIALTY WITHIN THE FIRM.
- 9 > MY THOUGHTS, ACTIONS AND ENERGIES ARE FOCUSED ON THE POSITIVE AND THE POSSIBLE.
- 10 > CREATE AMAZING BENEFITS FOR MY CLIENTS, COLLEAGUES, AND COMMUNITY.





FOR LEASE | UNION OFFICE / WAREHOUSE

1,782 - 3,800 SF UNION OFFICE AND WAREHOUSE - FOR LEASE

3040 East Elm Street, Springfield, MO 65802



## 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.

Phone: 417.849.5703

Fax: 417.875.9233

Cell: 417.849.5703

Email: [mike.fusek@svn.com](mailto:mike.fusek@svn.com)

Address: 2808 S. Ingram Mill, Suite A100  
Springfield, MO 65804



# DISCLAIMER

1,850 - 3,700 SF UNION OFFICE AND WAREHOUSE - FOR LEASE | 32,720 SF | SPRINGFIELD,

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion 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 the Sperry Van Ness® Advisor or Property Owner (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the Sperry Van Ness Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the Sperry Van Ness Advisor.

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 representation of the Property. This Lease Offering Brochure may include certain statements and estimates by Sperry Van Ness with respect to 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 Lease 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 Lease 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 Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease 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 Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee 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 lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.