



Warehouse Storage Facility with Rail & Excess Land - 13.7± Acres | 3220 E. Cherry, Springfield, MO 65802

# FIRST TIME OFFERING FOR SALE

- Warehouse Storage Facility with Rail and Excess Land - 13.7± Acres
- 98,402± Square Feet (Main Building: 57,404 SF, Sheds: 48,600 SF)
- Zoned General Manufacturing
- Located near Hwy 65 and Chestnut Expressway

Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com  
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

EST. 1909

R.B. | MURRAY COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

rbmurray.com

Executive Summary



**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$2,500,000
<b>Taxes:</b>	\$21,589.88 (2018)
<b>Lot Size:</b>	13.7 Acres
<b>Total Building Size + Sheds:</b>	98,402 SF
<b>Grade Level Doors:</b>	1
<b>Year Built:</b>	1972
<b>Zoning:</b>	General Manufacturing

**PROPERTY OVERVIEW**

Former BlueLinX warehouse and storage facility located in Springfield Missouri. The property is located on the southeast quadrant near HWY 65 and Chestnut Expressway. The surrounding area is experiencing new industrial and retail growth. The subject property has an existing rail spur in place and is zoned GM (General Manufacturing) making it highly desirable. The property has excess land that could be used for additional buildings and/or uses. Please see property summary for additional details. Contact listing agent for additional information and/or showings.

**PROPERTY HIGHLIGHTS**

- Former BlueLinX warehouse and storage facility
- 98,402± Square Feet (Main Building: 57,404 SF, Sheds: 48,600 SF)
- Located near HWY 65 and Chestnut Expressway
- Property has an existing rail spur in place
- Zoned GM (General Manufacturing)
- Excess land for additional buildings and/or uses

EST. 1909

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

Property Details

<b>PROPERTY TYPE:</b>	Industrial
<b>TOTAL SIZE:</b>	98,402± SF Main Building: 57,404± SF Sheds: 48,600± SF
<b>OFFICE AREA:</b>	2,700± SF
<b>LOT SIZE:</b>	13.7 Acres
<b>ZONING:</b>	General Manufacturing
<b>RAIL ACCESS:</b>	Yes
<b>LOADING:</b>	Rail only
<b>YEAR BUILT:</b>	1972
<b>CONSTRUCTION TYPE:</b>	Steel
<b>NUMBER OF STORIES:</b>	1
<b>CLEAR HEIGHT:</b>	Center: 21' (bottom of beam) 24'9" (roof/ceiling deck)
<b>(MAIN WAREHOUSE)</b>	Wall: 15'8" (bottom of beam) 19'10" (roof/ceiling deck)
<b>CLEAR HEIGHT:</b>	Center: 27' (deck) 22'9" (bottom of beam)
<b>(SHED OPEN WAREHOUSE)</b>	
<b>ROOF:</b>	Clear span metal
<b>COLUMN SPACE:</b>	One row of columns 90' in from each side
<b>DOORS:</b>	22' x 14' drive-in door
<b>UNDERGROUND FUEL TANK:</b>	7,500 - 10,000 gallons



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INDUSTRIAL  
PROPERTY FOR  
SALE

**INDUSTRIAL BUILDING FOR SALE**  
**3220 E. CHERRY, SPRINGFIELD, MO 65802**

**100 Years**  
SINCE 1909

Additional Photos



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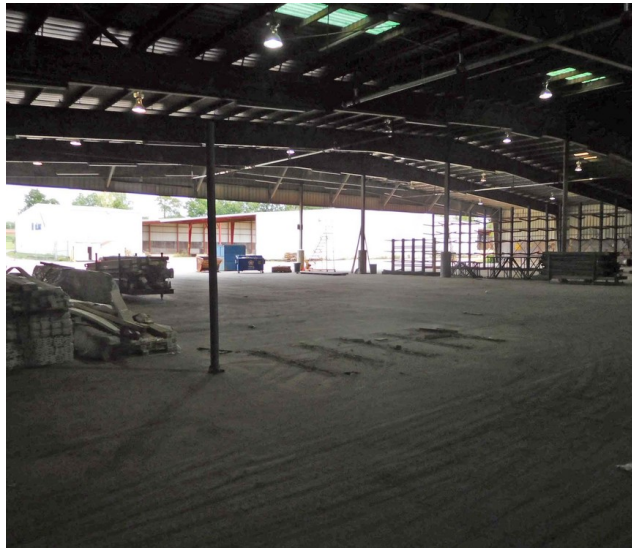


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Aerial



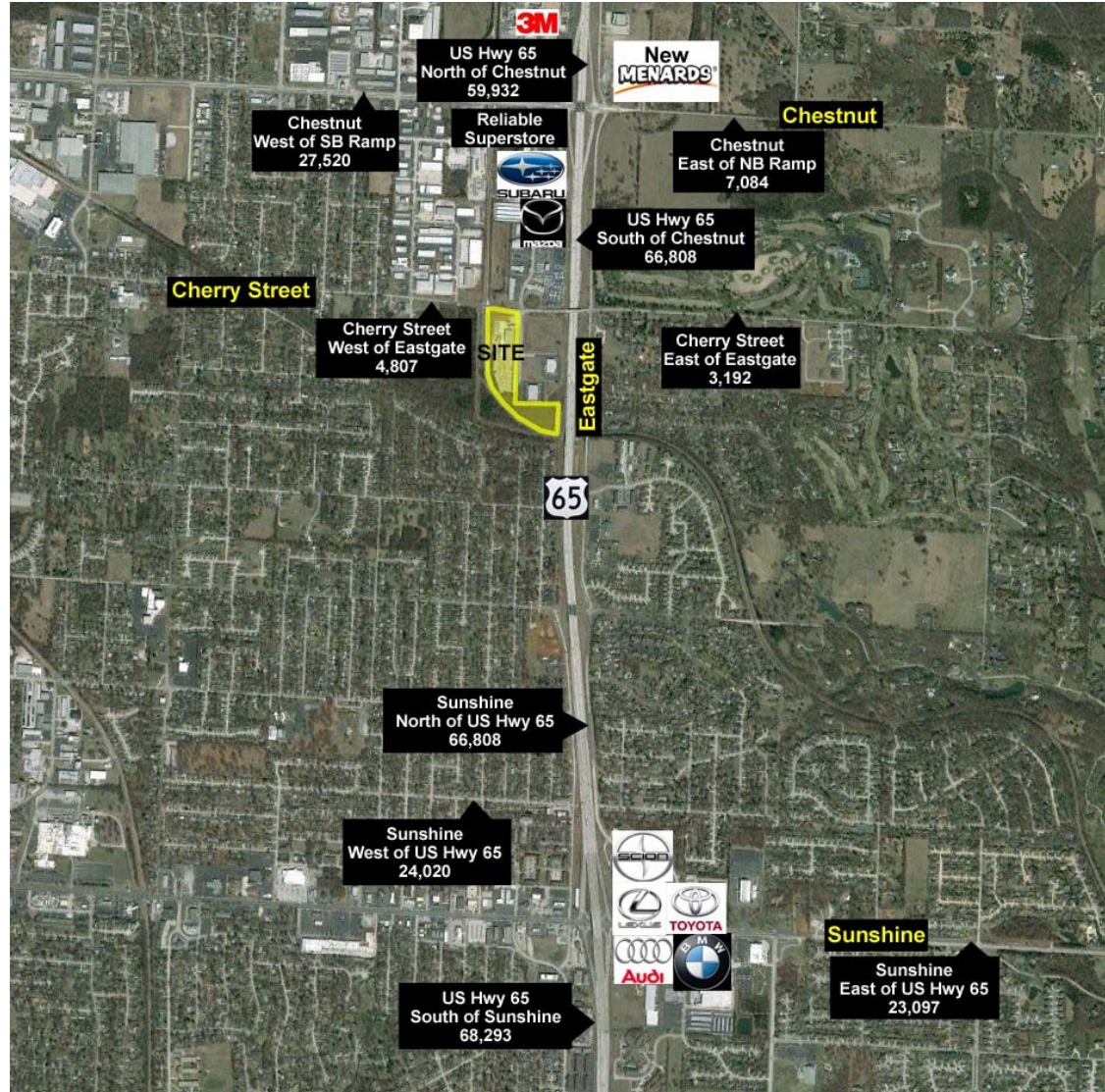
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Location Maps

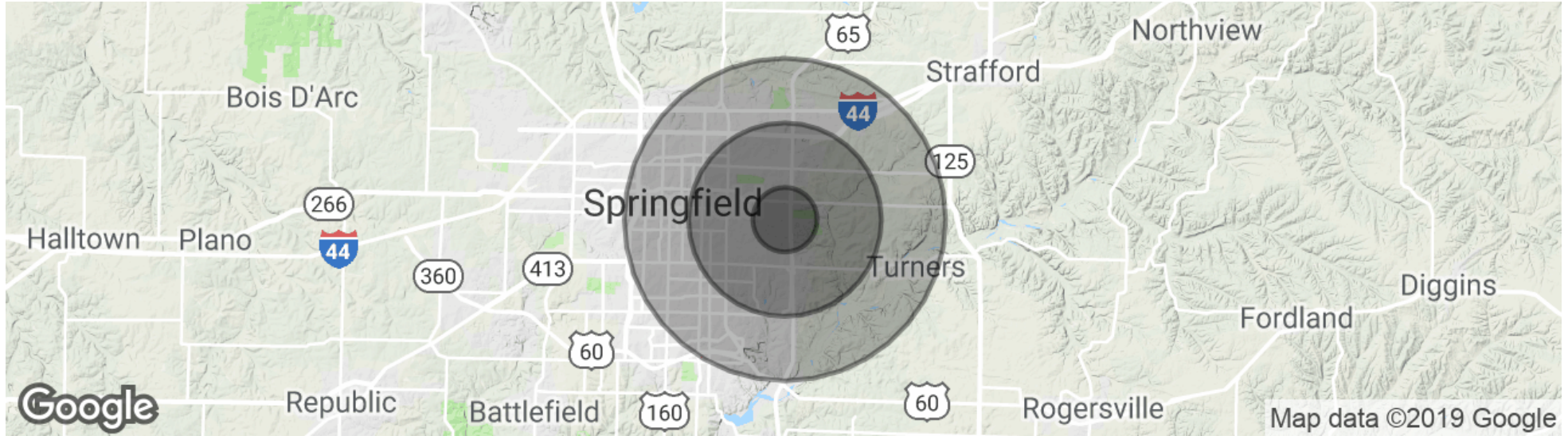


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Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	6,461	42,459	116,257
Median age	35.2	35.9	34.6
Median age (Male)	32.4	34.4	33.5
Median age (Female)	37.7	36.8	35.7

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,807	19,259	50,274
# of persons per HH	2.3	2.2	2.3
Average HH income	\$47,880	\$54,538	\$52,041
Average house value	\$107,783	\$154,669	\$160,944

\* Demographic data derived from 2010 US Census

Springfield Chamber Data - obtained from springfieldregion.com - updated 8/3/18

## EXECUTIVE SUMMARY

### SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

### NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

### WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile

## POPULATION

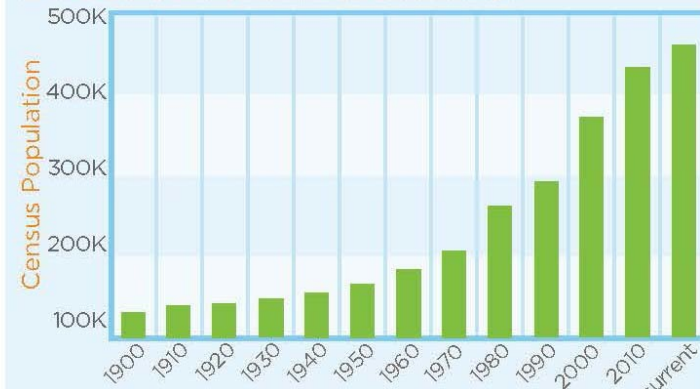
**462,369**

Current Springfield  
Metro Area Population

**5.1%**

Metro Area Annual  
Population Growth

### POPULATION | SPRINGFIELD MSA



[Source: USDC, Bureau of the Census]

**167,319**

Springfield  
City Limits

**1,044,712**

\*Springfield's  
Economic Area

**631,13**

\*\*Springfield Regional  
Economic Partnership

\* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclede, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

\*\* (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)



Springfield Chamber Data - obtained from springfieldregion.com - updated 8/3/18

## MAJOR EMPLOYERS

### SPRINGFIELD METRO AREA EMPLOYMENT

LARGEST EMPLOYERS	# EMPLOYED
CoxHealth Systems	11,000
Mercy Health Springfield Community	10,682
Springfield Public Schools	3,921
Bass Pro Shops   Tracker Marine	3,513
Walmart Stores, Inc.	3,307
Missouri State University	2,852
United States Government	2,429
State of Missouri	2,305
Jack Henry & Associates, Inc.	2,064
O'Reilly Auto Parts	1,813
EFCO	1,708
City of Springfield	1,655
Chase Card Services	1,500
Citizens Memorial Healthcare	1,484
SRC Holdings	1,435
Ozarks Technical Community College	1,398
Prime, Inc.	1,244
American National Property & Casualty Co.	1,000
City Utilities of Springfield	966
TeleTech	950
Expedia, Inc.	950
Kraft Heinz Company	938
The Arc of the Ozarks	922
Ozark R-VI School District	909
Burrell Behavioral Health	859
Greene County	815

**1/4**

Top 25 largest employers account for one-quarter of the total jobs in the Springfield metro area.

**95%**

Percentage of businesses that have fewer than 50 employees in the Springfield metro area.



MISSOURI STATE UNIVERSITY

## COLLEGES & UNIVERSITIES

COLLEGES & UNIVERSITIES	NUMBERS
Springfield Metro Area Total	46,911
Missouri State University	24,350
Ozarks Technical Community College	11,504
Drury University	3,359
Southwest Baptist University - SBU	2,676
Evangel University	2,112
Cox College of Nursing & Health Sciences	903
SBU - Springfield Campus (includes Mercy College of Nursing)	647
Columbia College	347
Baptist Bible College	299
Bryan University	282*
Midwest Technical Institute	282*
Vatterott College	150

Source: Springfield Area Chamber of Commerce, 2017  
\*National Center for Education Statistics, fall 2016 enrollment

Springfield Chamber Data - obtained from springfieldregion.com - updated 8/3/18



### DISTANCES TO SPRINGFIELD

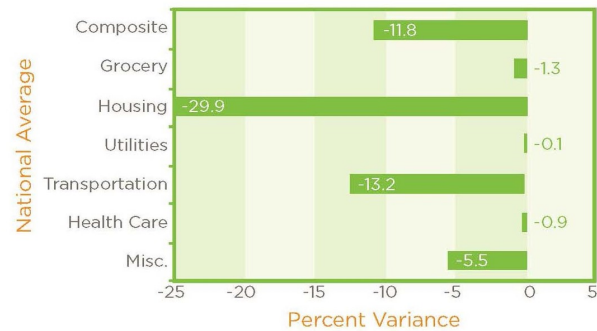
City	Miles	Days/ Rail	City	Miles	Days/ Rail
Kansas City	174	1	Denver	780	1
St. Louis	220	1	Atlanta	845	1
Memphis	285	1	New York	1,196	1
Dallas	430	2	Boston	1,407	2
Chicago	515	3	Los Angeles	1,651	3
Detroit	754	4	Seattle	2,032	4

## COST OF LIVING

### COST OF LIVING INDEX COMPARISON



### COST OF LIVING CATEGORIES



[Source: Council for Community & Economic Research]



Advisor Bio

**ROSS MURRAY, SIOR, CCIM**  
**Vice 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](http://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](http://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)