



## COMMERCIAL & INDUSTRIAL SERVICE FACILITY FOR SALE

COMMERCIAL AND INDUSTRIAL SERVICE FACILITY FOR SALE | 836 N. GLENSTONE AVENUE, SPRINGFIELD, MO 65802

- PRICE REDUCED to \$3,200,000.00
- Located near the cross roads of Business 65 (Ave) and Business 66 (Chestnut Expressway)
- Location provides easy access to major highways, central business district and near the core of the city of Springfield and the County of Greene governmental offices.

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600

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

**Ryan Murray, SIOR, CCIM, LEED AP, CPM**  
417.881.0600  
ryan@rbmurray.com

[rbmurray.com](http://rbmurray.com)

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

Executive Summary



**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$3,200,000 (See **)
<b>Lot Size:</b>	7.36 Acres
<b>Building Size:</b>	36,554 SF
<b>Grade Level Doors:</b>	11
<b>Year Built:</b>	1957
<b>Renovated:</b>	1977
<b>Zoning:</b>	HC - Highway Commercial on the building
<b>Market:</b>	Springfield
<b>Sub Market:</b>	North Central Springfield
<b>Cross Streets:</b>	Chestnut Expressway

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**

PRICE REDUCED to \$3,200,000.00. This 43,434 square foot facility consists of sales, production, installation and service areas. There is 36,554 sq ft of floor plate and an additional 6880 sq. ft. of production areas in the mezzanine. Twenty-four 12' x 14' grade level doors that provide over the road truck access. The truck court has a security fence..

**PROPERTY HIGHLIGHTS**

- The land on Glenstone is approx. 7.36 acres, measuring 520' Frontage on Glenstone and 620' of depth;
- Zoning: HC - Highway Commercial. Surplus frontage would allow for an out parcel lease or sale opportunity.
- This building offers excellent opportunities for sales, leasing and service of large vehicles
- Real Estate Taxes: \$25,548 (2019 - building)

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**100 Years**  
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Additional Photos



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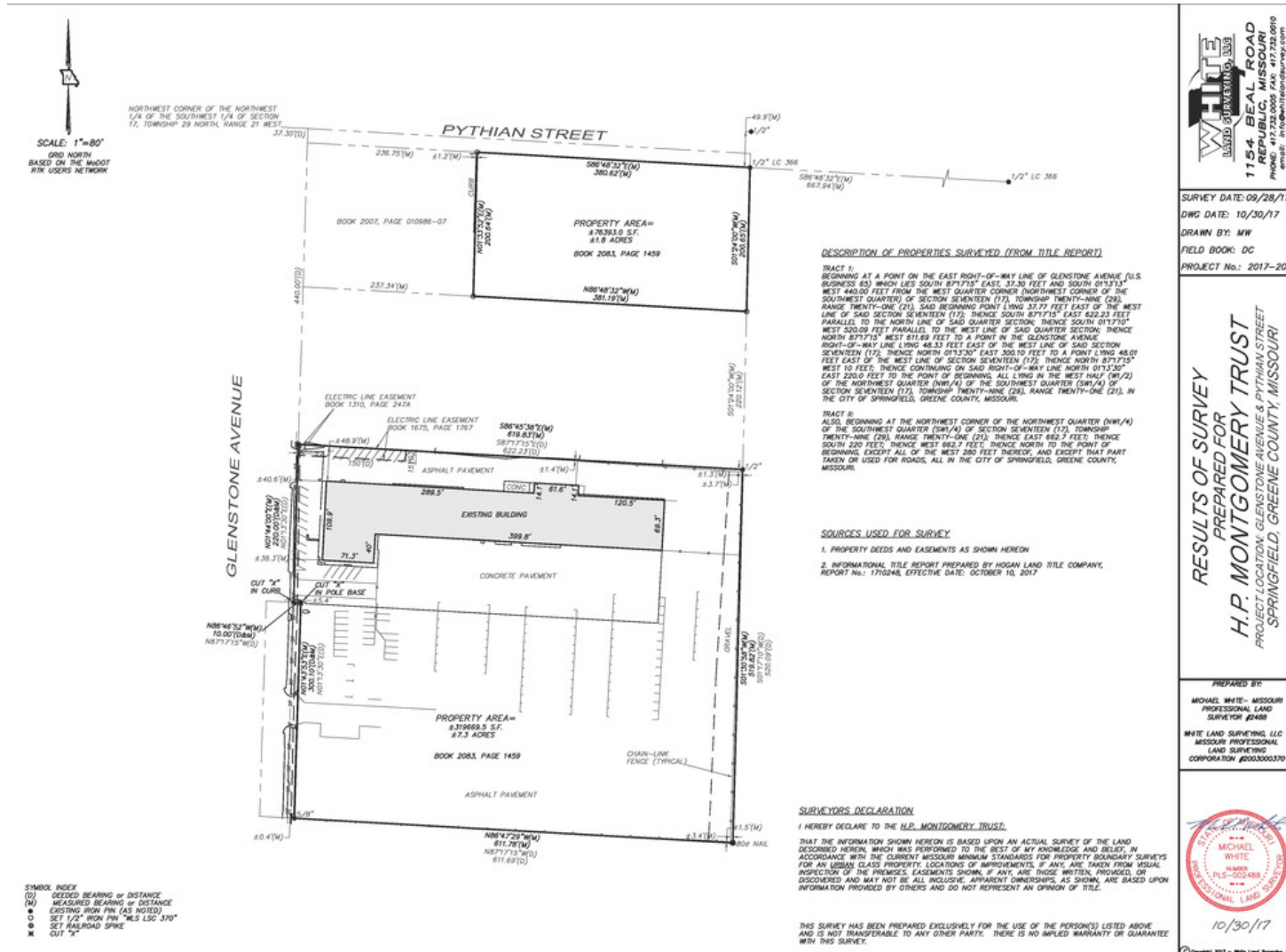
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Survey



**WHITE**  
LAND SURVEYING, LLC  
1154 BEAL ROAD  
REPUBLIC, MISSOURI  
Phone: 660.466.9896  
email: info@whitelandsurvey.com  
www.whitelandsurvey.com

SURVEY DATE: 09/28/17  
DWG DATE: 10/30/17  
DRAWN BY: MW  
FIELD BOOK: DC  
PROJECT No.: 2017-203

**RESULTS OF SURVEY  
PREPARED FOR  
H.P. MONTGOMERY TRUST**  
PROJECT LOCATION: GLENSTONE AVENUE & PYTHIAN STREET  
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:  
MICHAEL WHITE - MISSOURI  
PROFESSIONAL LAND  
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -  
MISSOURI PROFESSIONAL  
LAND SURVEYING  
CORPORATION #20030003370

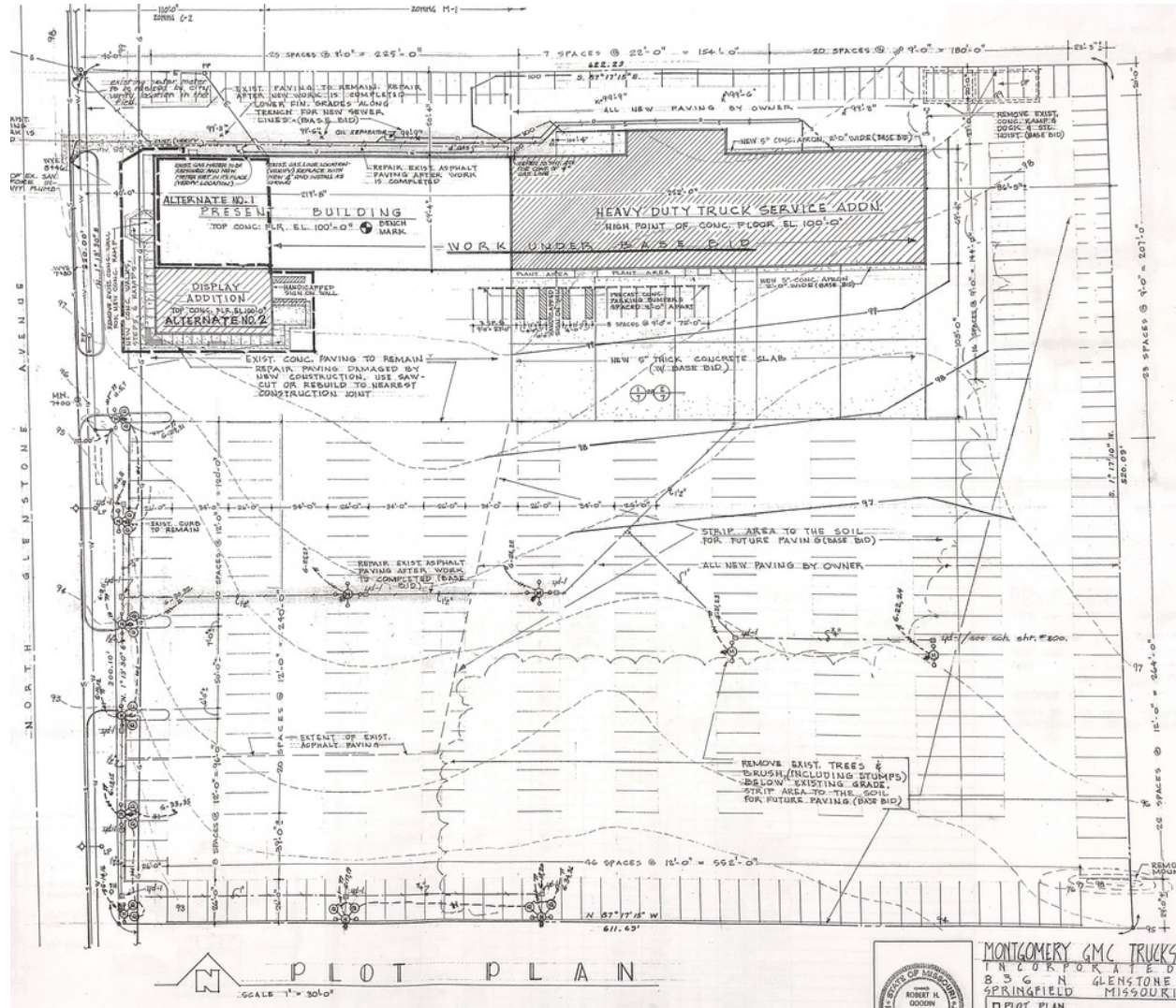
**MICHAEL WHITE**  
PLS-003488  
PROFESSIONAL LAND SURVEYOR

10/30/17

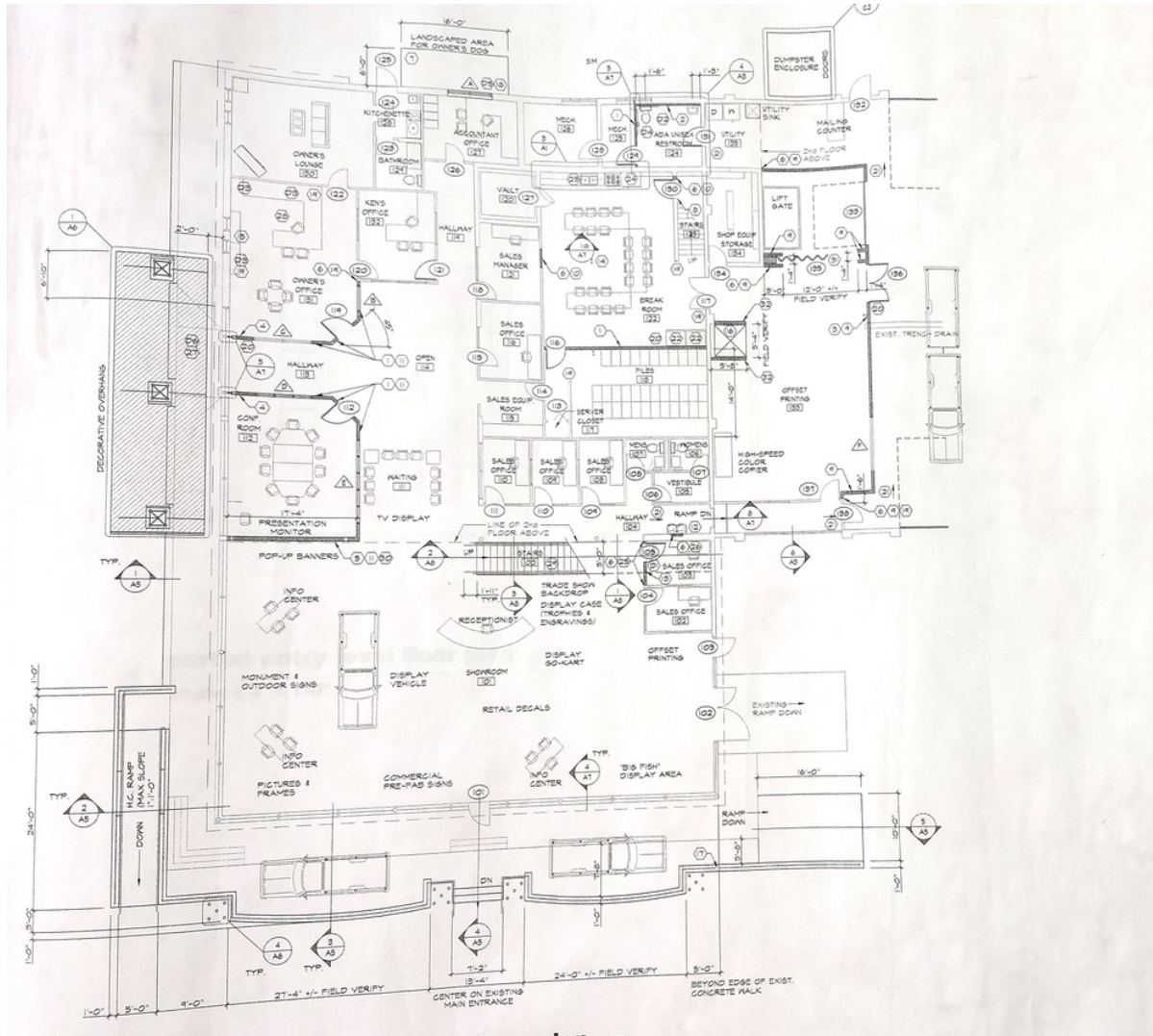
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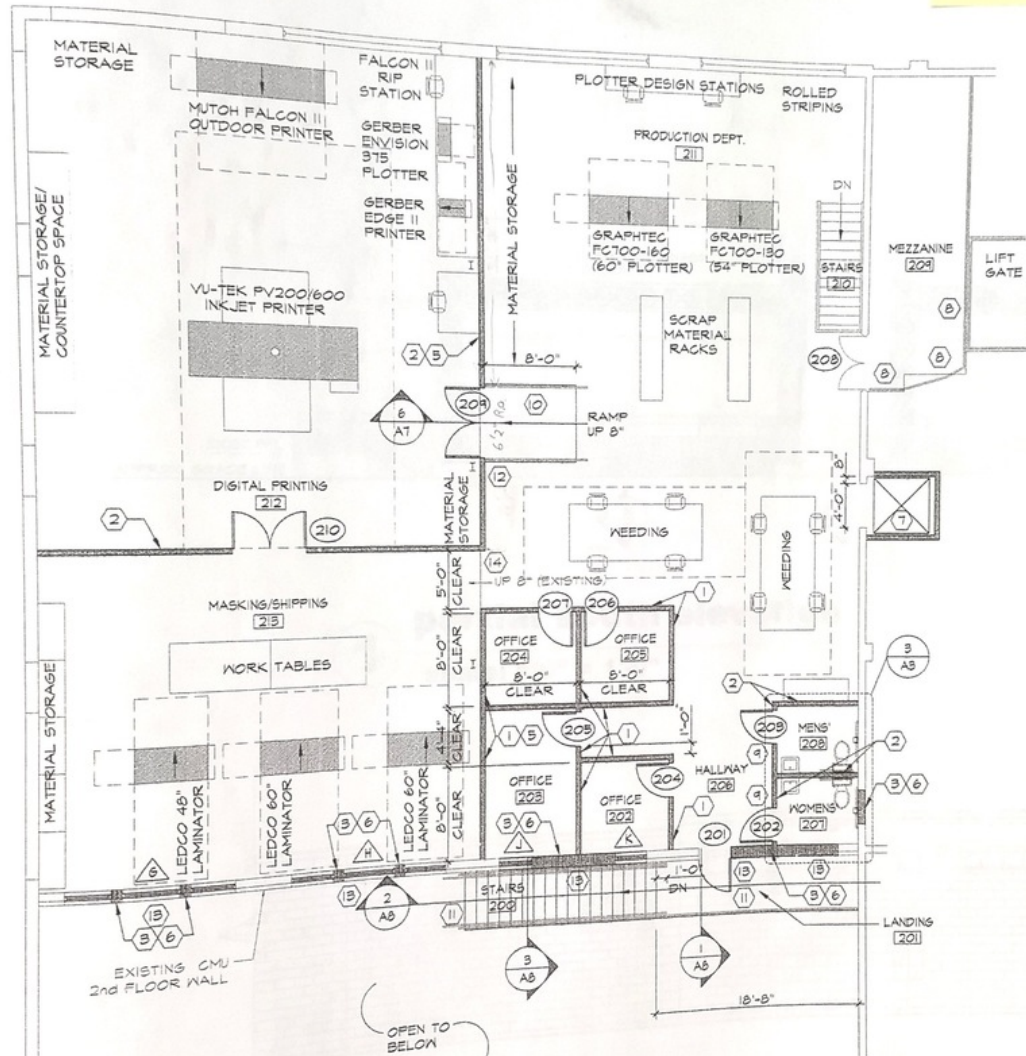
Site Plan



Main Floor - Finished Area



Floor Plan - Mezzanine



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Aerial



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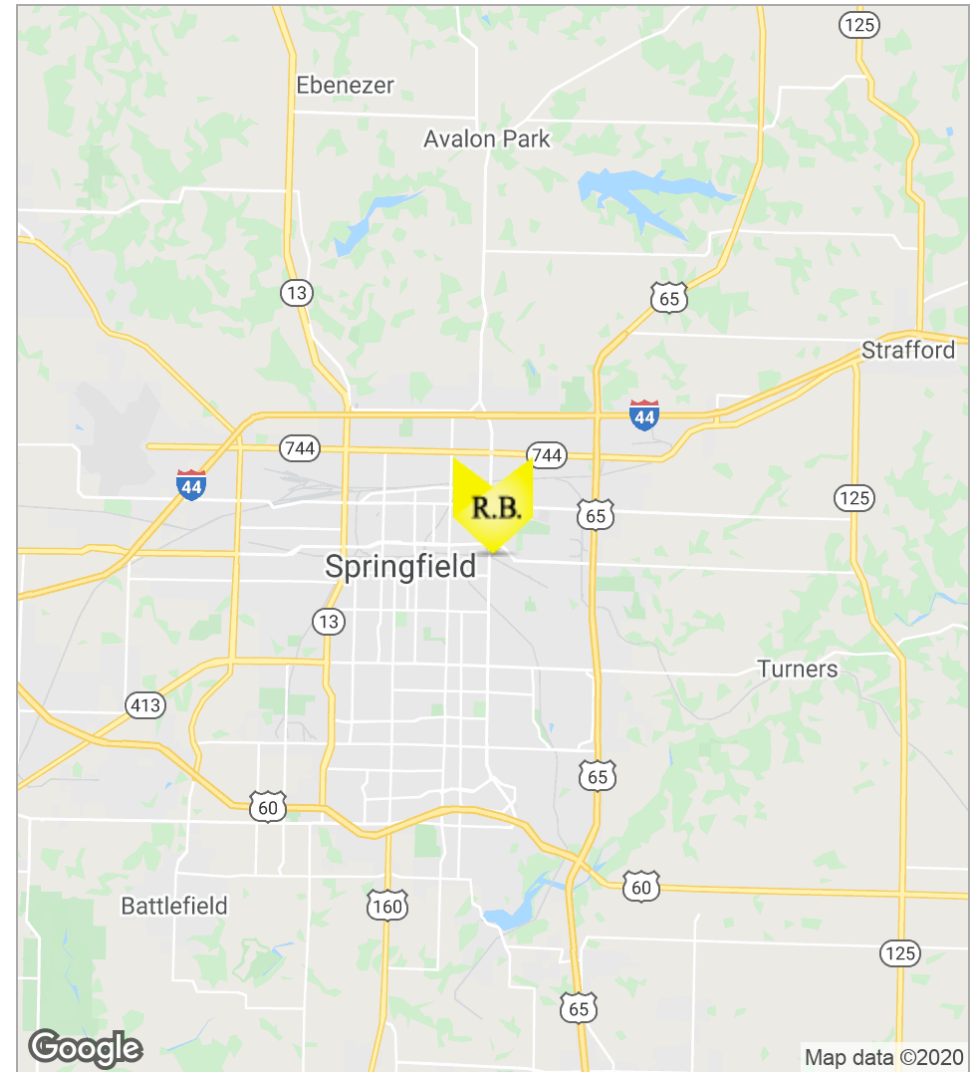
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### Location Maps

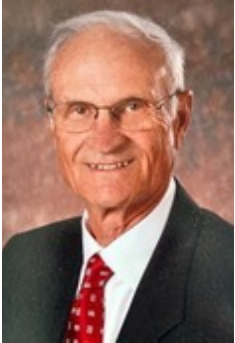


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Advisor Bio & Contact 1

**ROBERT MURRAY, JR., SIOR**  
**Chief Financial Officer**



2225 S. Blackman Road  
Springfield, MO 65809

T 417.881.0600  
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**  
**Chief Executive Officer**



2225 S. Blackman Road  
Springfield, MO 65809

T 417.881.0600  
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, specializing 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. 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 currently 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