



INDUSTRIAL PROPERTY/SPACES FOR LEASE

INDUSTRIAL BUILDING/SPACES FOR LEASE - UNDER CONSTRUCTION | 4240 W. KEARNEY STREET, SPRINGFIELD, MO 65803

- Under Construction; possibly available June, 2019
- 50,100 SF For Lease at \$4.50 PSF (NN)
- May divide into two spaces, 25,050 SF, at \$4.75 PSF (NN)
- Infill allowance is \$45/PSF with 2,000 SF office space for 50,100 SF and 1,000 SF office space for 25,050 SF, based on Tenant's office needs

EST. 1909

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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

	\$9,915.63 (25,050 SF) or \$18,787.50 (50,100 SF (plus expenses)
Monthly Estimated Rent:	
Available SF:	25,050 - 50,100 SF
Lease Rate:	\$4.50 - 4.75 SF/yr (NN)
Lot Size:	2.87 Acres
Building Size:	50,100 SF
Dock High Doors:	6 with seals & levelers (ability to add 2 more)
Ceiling Height:	28.0-31.4 FT
Year Built:	2019
Zoning:	GM - General Manufacturing
Floor Thickness:	6"
Parking Spaces:	55±

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

PROPERTY OVERVIEW

Industrial building under construction; available June, 2019. The entire building may be leased or it may be divided in half.

PROPERTY HIGHLIGHTS

- Property being rezoned to GM - General Manufacturing
- If tenant leases the entire building the rent is \$4.50 PSF (NN) and the infill allowance is \$45/PSF for 2,000 SF of office space, based on Tenant's office needs
- If tenant leases one half building the rent is \$4.75 PSF (NN) and the infill allowance is \$45/PSF for 1,000 SF of office space based on Tenant's office needs
- Enhanced Enterprise Zone (EEZ): 50% real estate tax abatement for 10 years for qualified companies; taxes estimated at \$0.45 PSF with EEZ abatement
- Fiber Optics: served by SpringNet / AT&T
- Electrical: 480 / 3-phase; Fire Suppression: ESFR
- There are 6 dock doors with the ability to add 2 more, if needed. There will be 20,000 pounds edge mounted dock levelers with dock seals.
- The building will be 28' low sided eave height with a 31' 5-3/4" high side eave height
- The roof will be 24 gauge standing seam with 6" thick fiberglass insulation and 4" thick fiberglass.
- The warehouse walls will have interior 8' tall 26-gauge liner panel
- The lighting will be LED inside the warehouse and the dusk to dawn lighting.

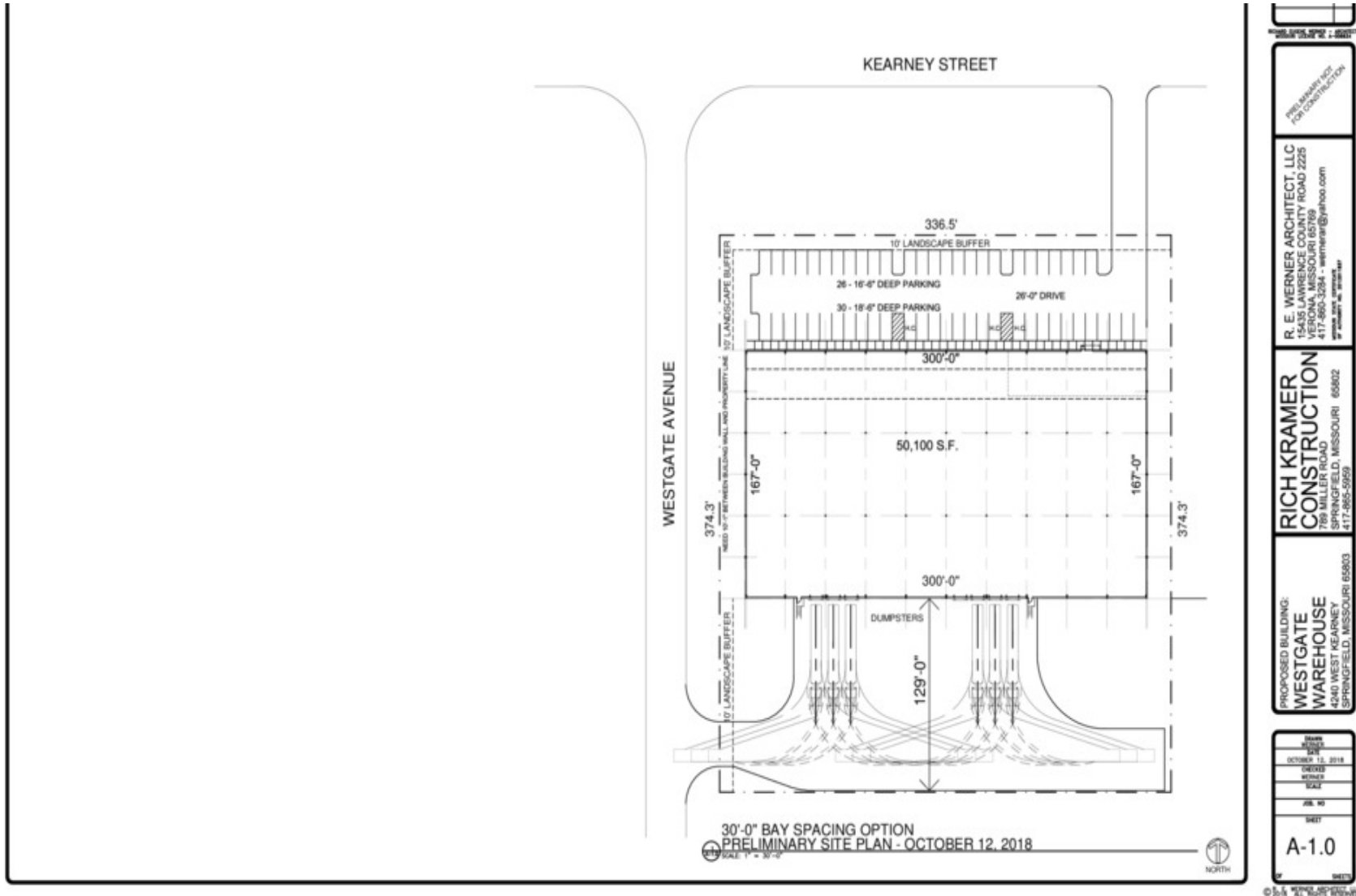
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Site Plan



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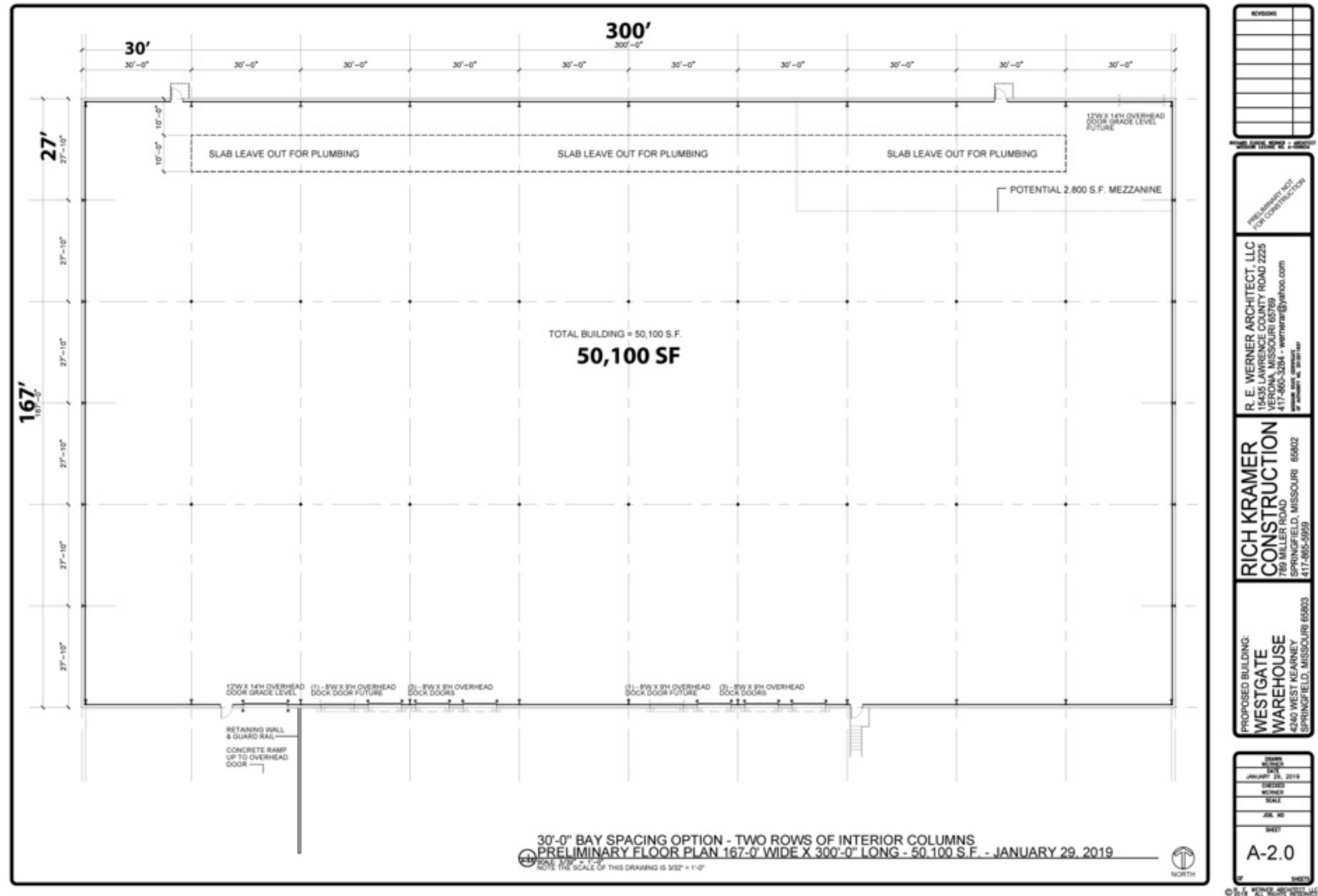
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100 Years
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Floor Plan



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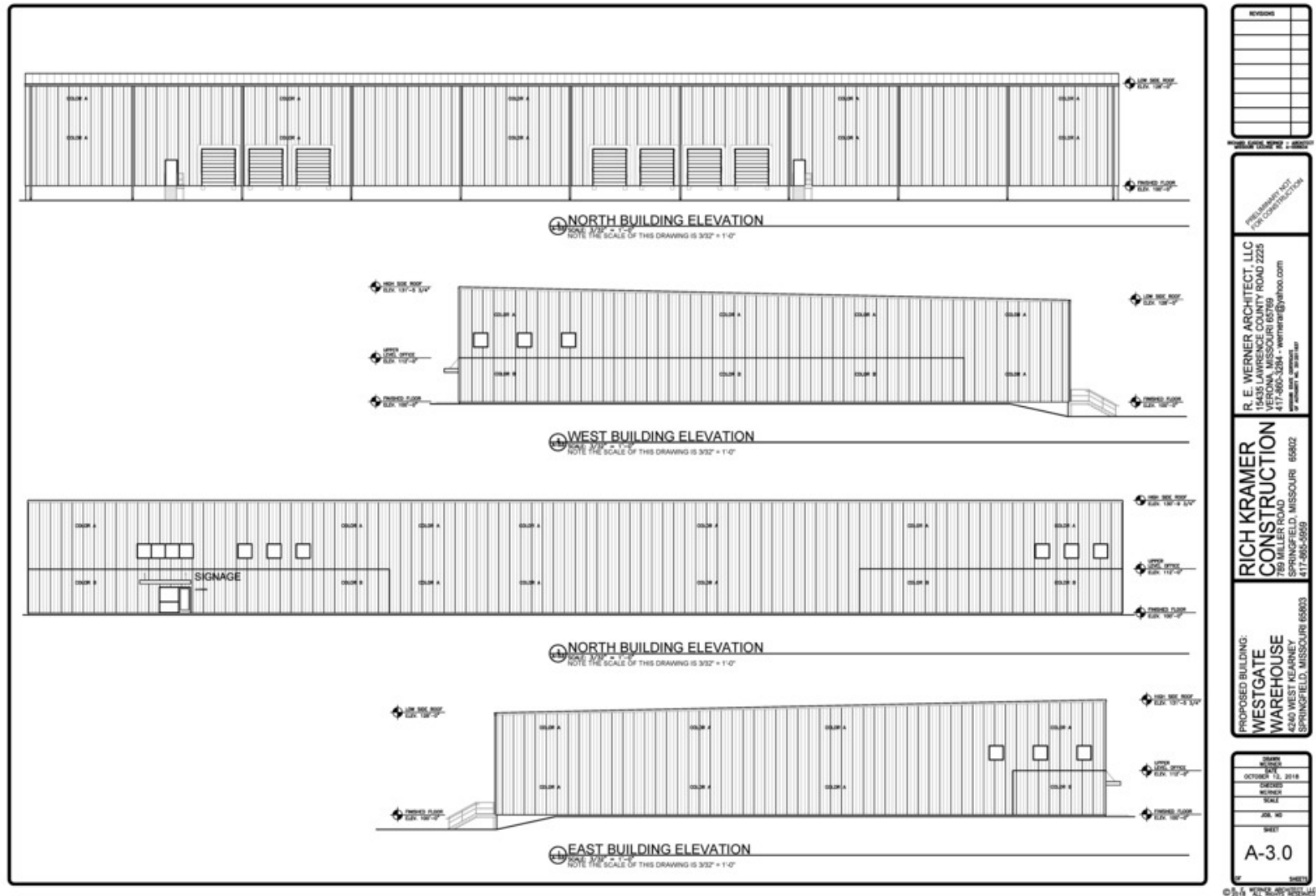
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Elevations



Elevation with windows



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Elevations with windows



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Aerial



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Location Maps



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