



## INDUSTRIAL PROPERTY FOR SUBLEASE

INDUSTRIAL BUILDING FOR SUBLEASE | 2441 E. JEAN, SPRINGFIELD, MO 65803

- Existing flex warehouse available May/June 2019
- Current lease expires 6/30/22 (Landlord willing to extend for longer term)
- Shown by appointment only

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600

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

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Executive Summary



**PROPERTY SUMMARY**

<b>Monthly Estimated Rent:</b>	\$11,409.67 (plus expenses)
<b>Available SF:</b>	21,064 SF
<b>Lease Rate:</b>	\$6.50 SF/yr (NN)
<b>Lot Size:</b>	1.21 Acres
<b>Building Size:</b>	21,064 SF
<b>Year Built:</b>	1987 - original building, 2010 - first addition 2017 - second addition
<b>Zoning:</b>	General Manufacturing

**PROPERTY OVERVIEW**

Industrial building available for sublease. The property is located in Northeast Springfield. Zoned General Manufacturing. Current lease expires June 30, 2022. Shown by appointment only. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- Located in Northeast Springfield
- 10 g/l doors - all drive-thru (14' x 16')
- Ceiling: 18' - 21'
- Zoned General Manufacturing
- Current lease expires June 30, 2022
- Currently used for engine/truck repair
- Floor drains
- Fenced in yard (in rear)
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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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**100 Years**  
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Additional Photos



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Aerial



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## Retailer Map



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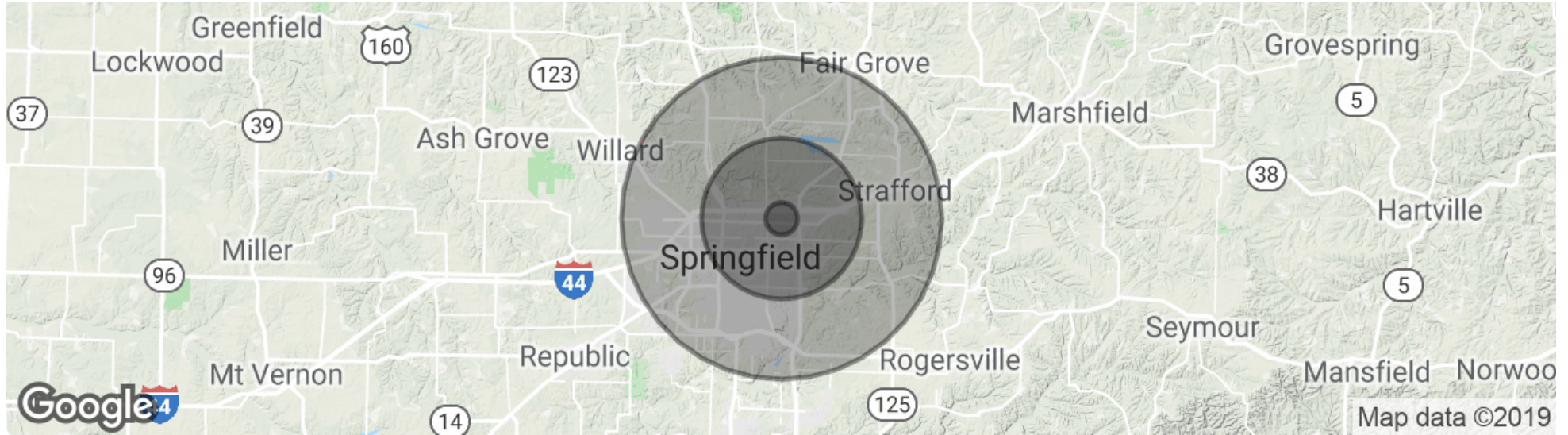
Location Maps



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Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,349	103,531	251,001
Median age	34.7	32.6	36.0
Median age (Male)	34.7	32.1	34.8
Median age (Female)	35.3	33.3	37.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	960	42,813	107,594
# of persons per HH	2.4	2.4	2.3
Average HH income	\$38,620	\$44,701	\$51,690
Average house value	\$93,074	\$124,791	\$156,377

\* Demographic data derived from 2010 US Census

Advisor Bio

**ROSS MURRAY, SIOR, CCIM**  
**President**



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**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)