



Industrial/MFG/Office Building for Sale | 105 S. Washington, Aurora, MO 65605

# INDUSTRIAL PROPERTY FOR SALE

- 70,000± SF Industrial/MFG/Office Building For Sale at \$5.00 PSF
- Motivated Seller
- Fully Climate-Controlled
- Fenced-in Storage & Parking

EST. 1909

**Ryan Murray, SIOR, CCIM, LEED AP, CPM** | 417.881.0600 | [ryan@rbmurray.com](mailto:ryan@rbmurray.com)  
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

**R.B. | MURRAY COMPANY**

COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY SUMMARY**

**Sale Price:** \$350,000

**Taxes:** \$18,164.60 (2018)

**Lot Size:** 1.5 Acres

**Building Size:** 70,000 SF

**Cross Streets:** Washington and Olive

**PROPERTY OVERVIEW**

Industrial/manufacturing/office building now available for sale in Aurora. Fully climate-controlled. Seller is motivated. Shown by appointment only. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- Institutional Industrial/MFG/Office building
- Motivated Seller
- Fully climate-controlled
- Larger areas recently updated (office, break-room, restroom)
- Fenced outdoor storage/parking
- Two loading docks with dock seals
- One at-grade door with multi-floor elevator
- Abundant electrical capacity
- Shown by appointment only

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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**  
SINCE 1909

Additional Photos



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Additional Photos



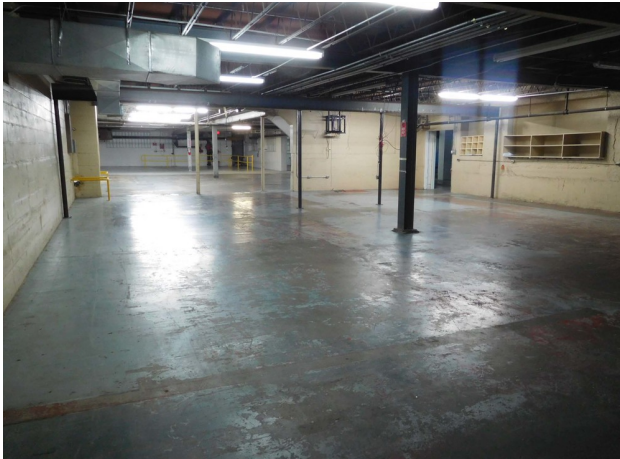


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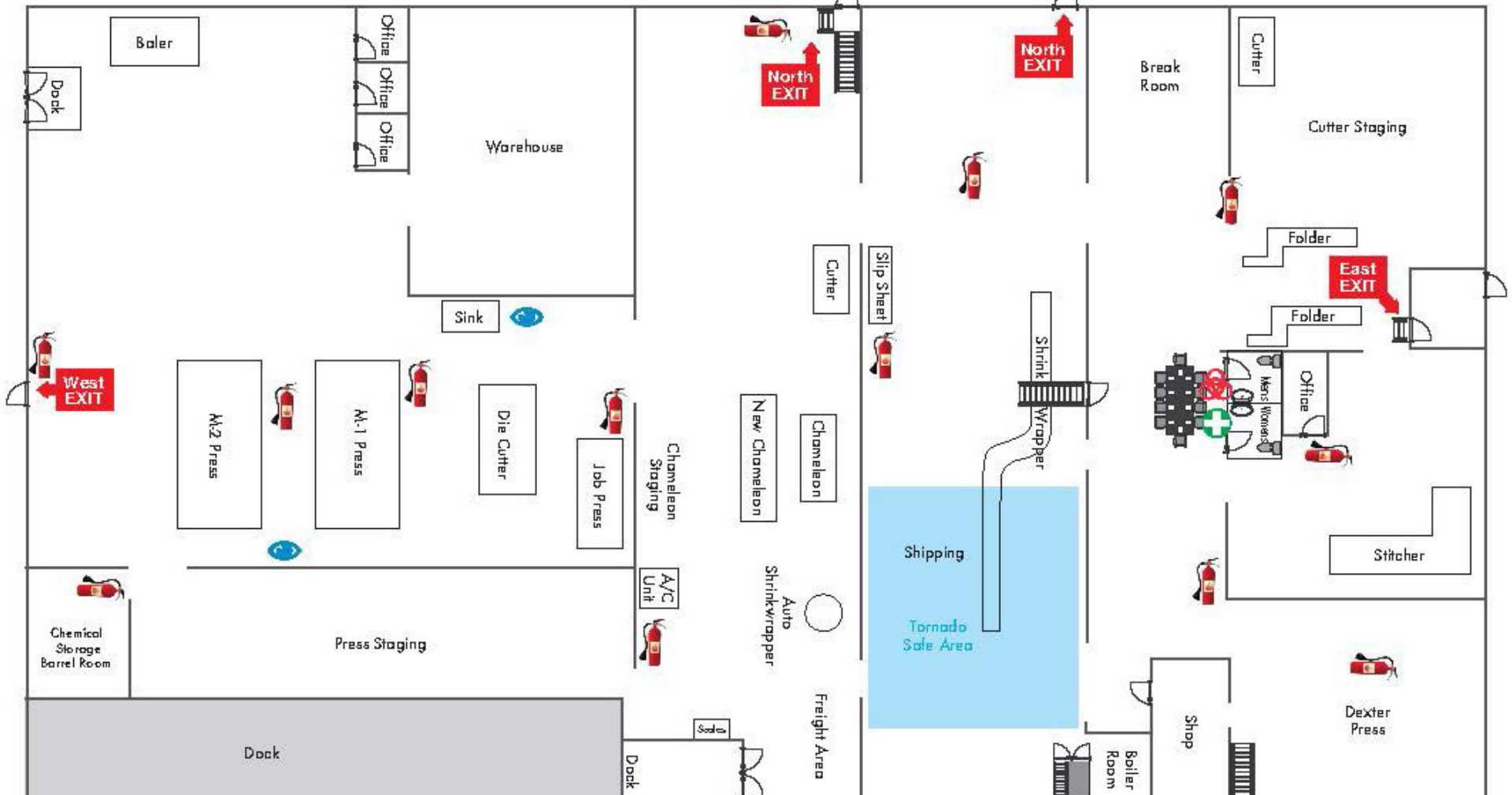
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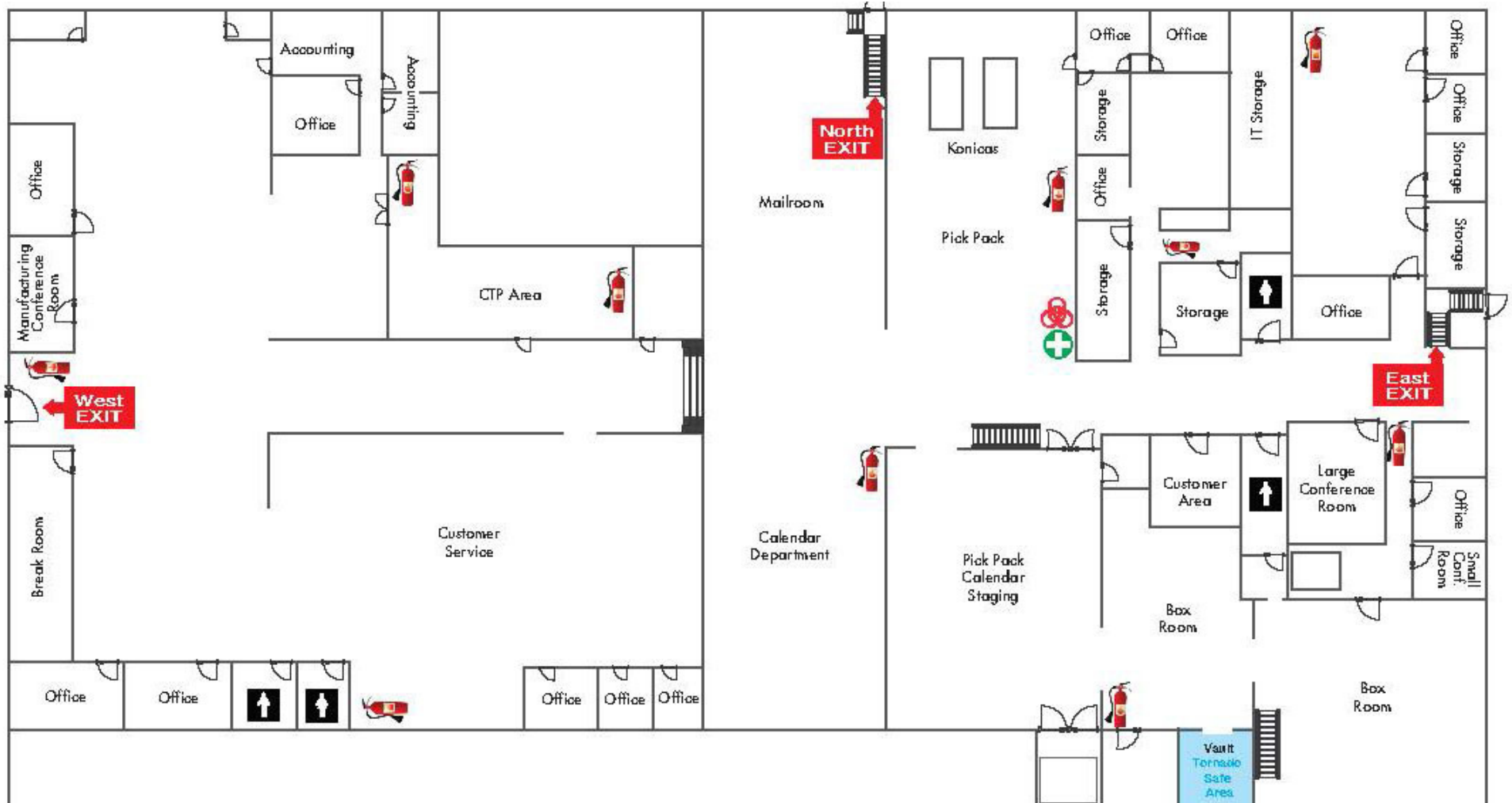
Additional Photos



Floor Plans - Downstairs



Floor Plans - Upstairs





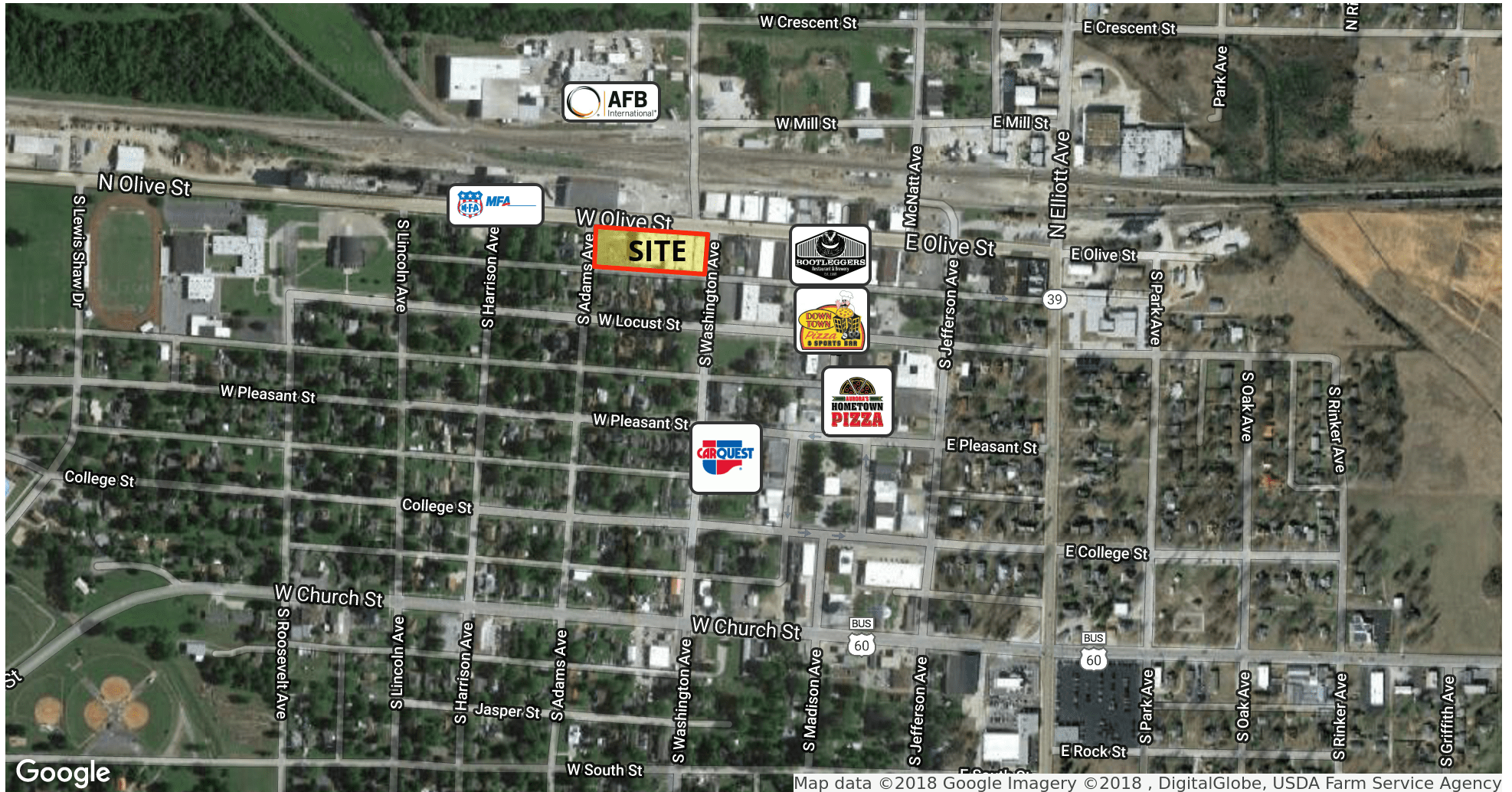
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## 105 S. WASHINGTON, AURORA, MO 65605



Aerial Map



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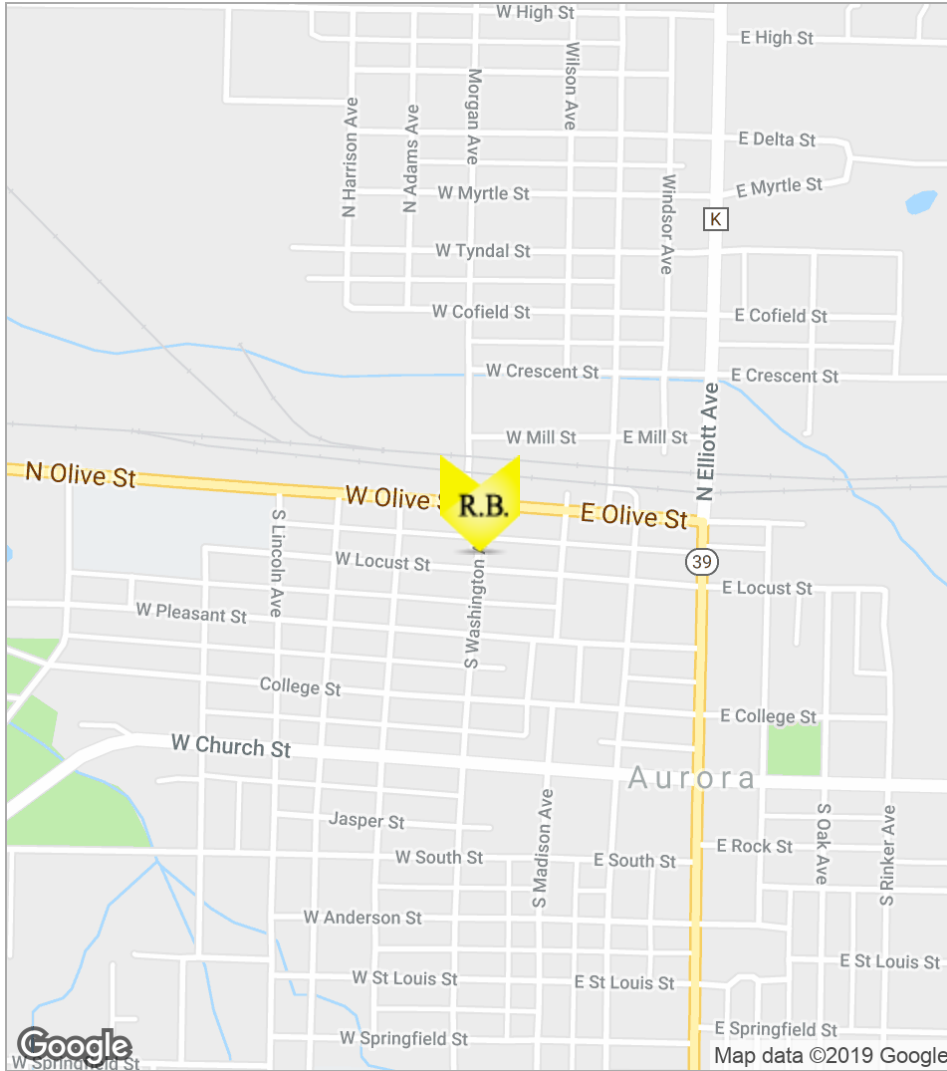
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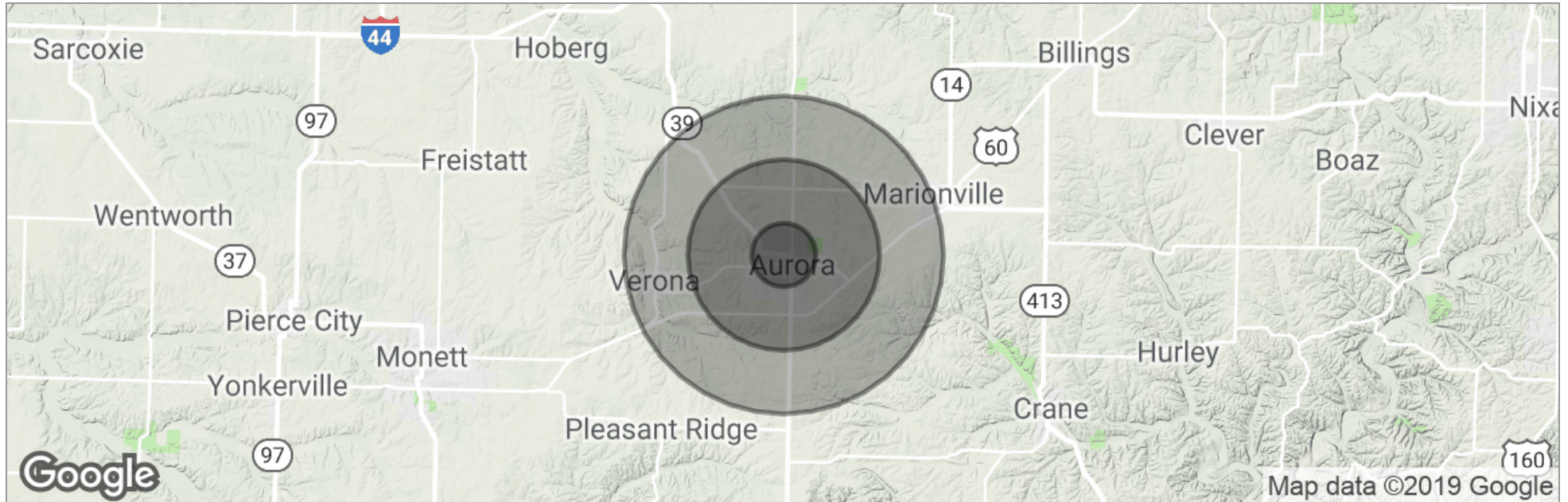
### Location Maps



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Demographics Map



	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	2,790	10,457	12,853
Population Density	888	370	164
Median Age	37.9	39.0	39.9
Median Age (Male)	38.4	39.5	40.0
Median Age (Female)	37.7	38.8	40.0
Total Households	1,136	4,221	5,196
# of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$38,624	\$40,674	\$42,087
Average House Value	\$114,169	\$113,708	\$117,803

\* Demographic data derived from 2010 US Census



Advisor Bio

**RYAN MURRAY, SIOR, CCIM, LEED AP, CPM**  
**Vice President**



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**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, and specializes 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. SIORs 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 current 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