



INDUSTRIAL/OFFICE SPACE FOR LEASE

INDUSTRIAL/OFFICE SPACE FOR LEASE | 1102 N. EAGLECREST, NIXA, MO 65714

- 694± SF of office space
- One Dock Door
- Zoned M-1 - Light Industrial
- Available October 1, 2022
- Shown by appointment only

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
rbmurray.com

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

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SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF: 2,400 SF

Lease Rate: \$1,850.00 per month
(Full Service)

Building Size: 9,600 SF

Year Built: 1994

Zoning: M-1 Light Industrial

PROPERTY OVERVIEW

Warehouse/office space for lease on Eaglecrest in Nixa. The property has 694± SF of office space with one dock door. Located just west of Highway 160. Shown by appointment only. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Dock Door: one (10'x12')
- Ceiling Height: 13' - 16' ft
- W/H Lighting: Fluorescent
- 694± SF office space
- 1,706± SF warehouse space
- Available October 1, 2022
- Shown by appointment only

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



Available Spaces

Lease Rate: \$1,850.00 PER MONTH (FULL SERVICE)
Lease Type: Full Service

Total Space: 2,400 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1102 N. Eaglecrest	Industrial/Office Space	\$1,850 PER MONTH	Full Service	2,400 SF	Negotiable	2,400± SF Industrial/office space for lease at \$1,850.00 per month (Full Service Gross). CAM, taxes, insurance and utilities included in rent. Tenant pays own trash service.

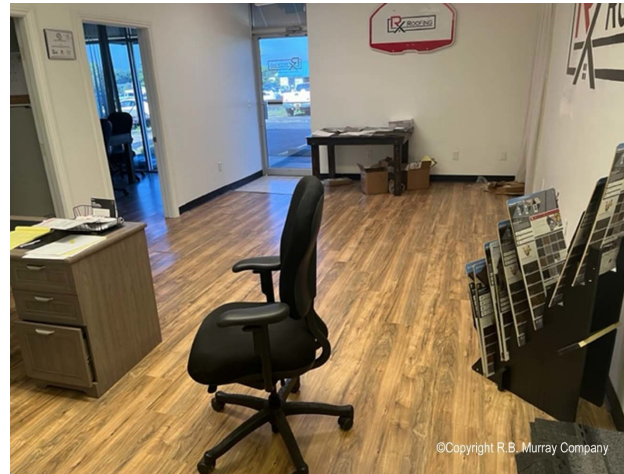
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100 Years
SINCE 1909

Additional Photos



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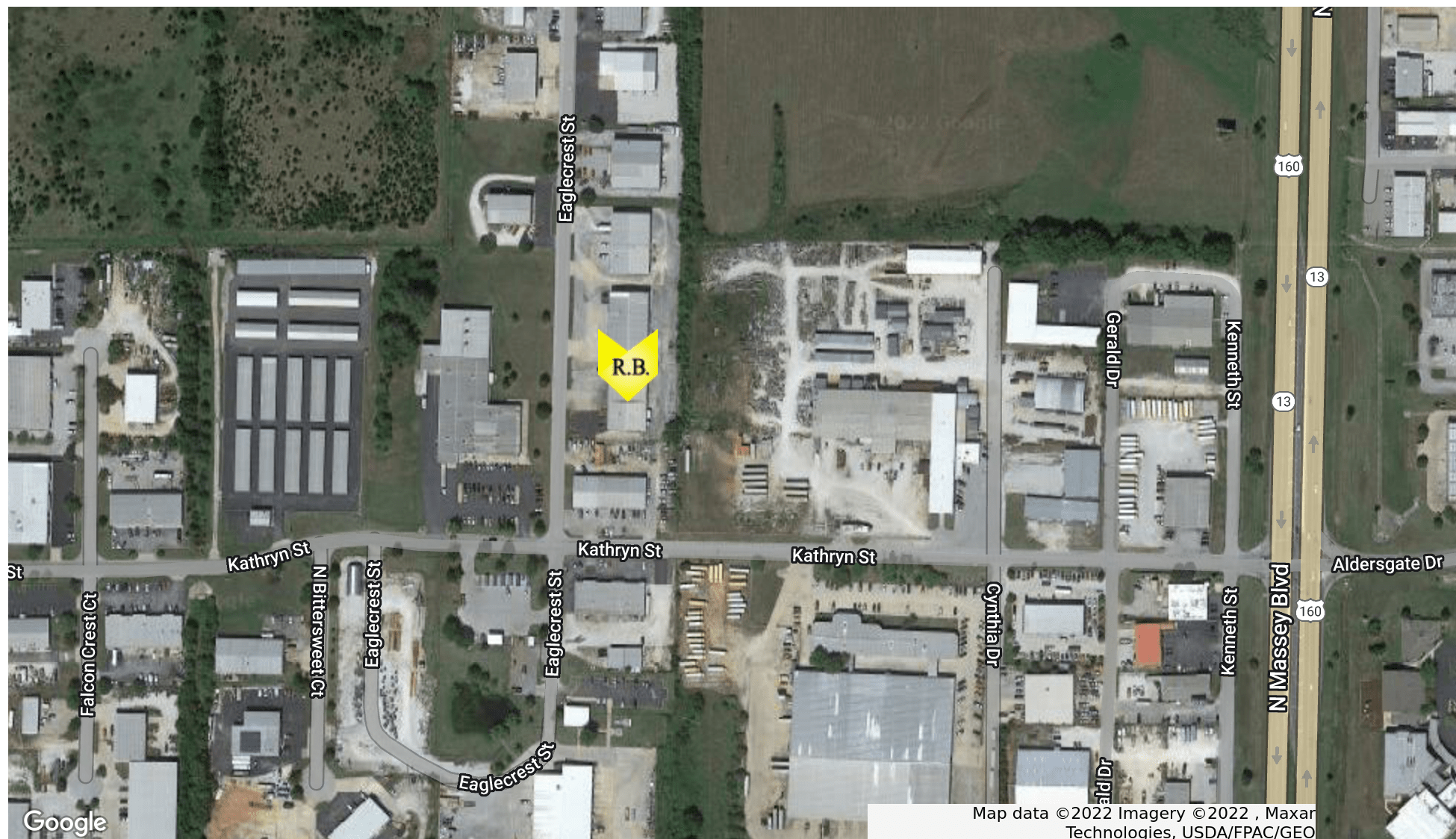
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100 Years
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Aerial



Map data ©2022 Imagery ©2022, Maxar
Technologies, USDA/FPAC/Geo

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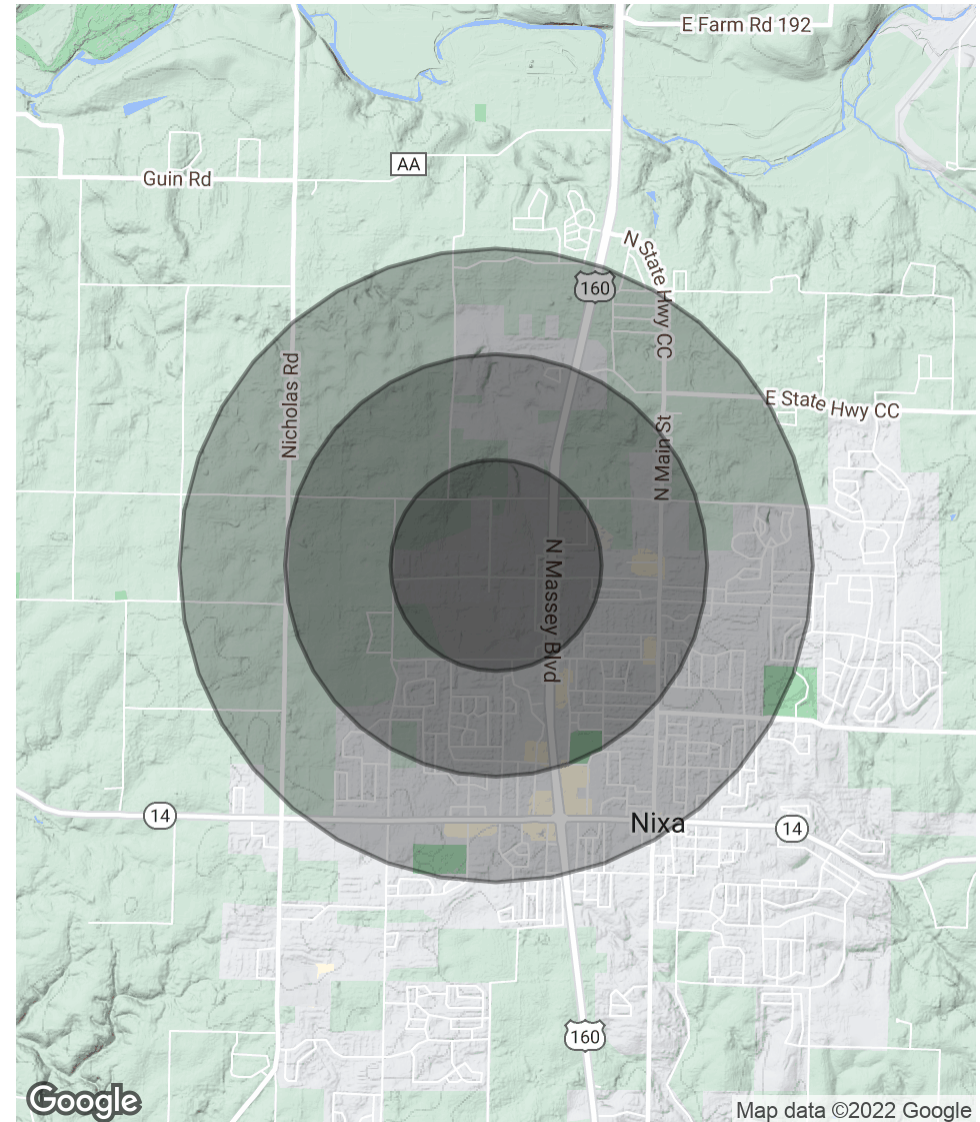
Location Map



Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	972	3,679	10,583
Average Age	35.8	36.2	35.6
Average Age (Male)	36.0	36.5	34.6
Average Age (Female)	35.9	36.5	36.1
HOUSEHOLDS & INCOME			
Total Households	377	1,417	3,952
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$88,117	\$91,226	\$80,641
Average House Value	\$879,698	\$451,283	\$241,036

** Demographic data derived from 2020 ACS - US Census*



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
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 sale/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 5,000,000 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 for information.

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)