



FOR LEASE | INDUSTRIAL

19,854' INDUSTRIAL ON TRAFFICWAY

1352 E Trafficway, Springfield, MO 65802



LEASE OVERVIEW

SPACE AVAILABLE: 19,854 SF

LEASE RATE: \$2.72 SF/Yr (NNN)
[\$4,500 Per Month]

LOT SIZE: 0.965 Acres

ZONED: General
Manufacturing

MARKET: Springfield

CROSS STREETS: Trafficway & Fremont

PROPERTY DESCRIPTION

Thank you for looking at the 19,854' industrial building on Trafficway. 104' of street frontage with easy ingress/egress on Trafficway. Zoned General Manufacturing. Property has dock and 2 drive-in doors. For lease at only \$2.72/SF or \$4,500 per month plus NNN. Inexpensive space great for warehousing or storage. Property has sprinkler system and security alarm throughout building.

To preview this space or others please call, text or email the listing agent. Thank you.

LOCATION OVERVIEW

Neighboring businesses include Price cutter, Steak and Shake, Domino's, Springfield Public Schools, Urban Flea Market, and many other local and national businesses. Property is centrally located for convenient access throughout Springfield.

Lee McLean, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM designation, a Brokers-Associate real estate license and ranks in the top 10% of SVN International.



LEE MCLEAN III, CCIM
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Exterior Photos



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Interior Photos



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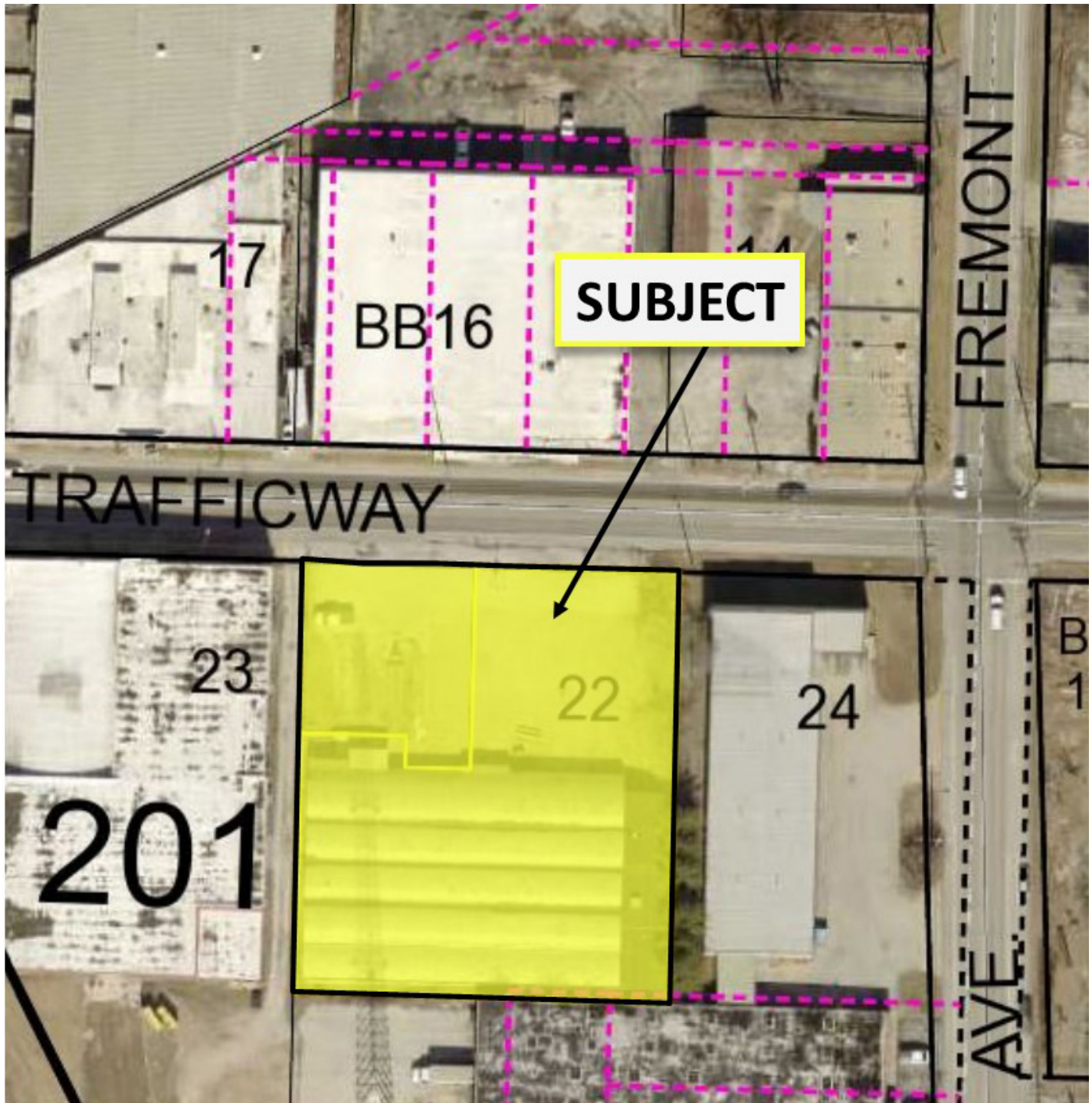


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Beacon Map



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Neighborhood Businesses



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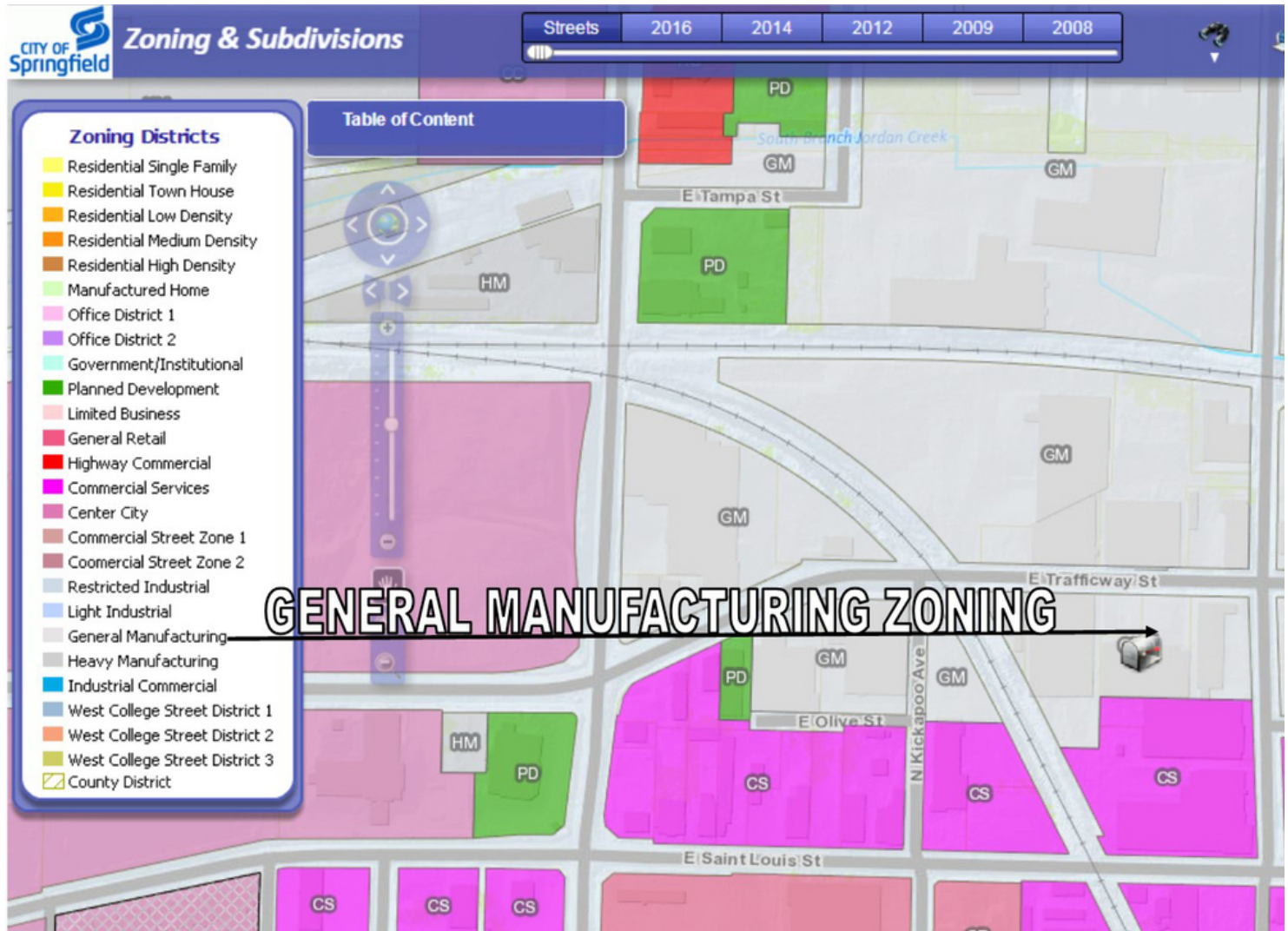


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General Manufacturing Zoning



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Location Maps



Imagery ©2017, DigitalGlobe, USDA Farm Service Agency



Map data ©2017 Google



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	1 MILE	3 MILES	5 MILES
Total households	4,775	35,750	75,170
Total persons per hh	2.8	2.4	2.3
Average hh income	\$35,604	\$37,846	\$42,899
Average house value	\$125,164	\$119,942	\$121,862

	1 MILE	3 MILES	5 MILES
Total population	13,330	85,861	171,008
Median age	23.6	30.0	34.5
Median age (male)	23.8	29.4	33.2
Median age (female)	23.5	31.0	35.7

** Demographic data derived from 2010 US Census*



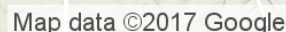
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Lee McLean III, CCIM

Senior Advisor

SVN | Rankin Company, LLC

Lee McLean III, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee maintains an emphasis in investment real estate including the sale of multifamily properties. Lee holds the Certified Commercial Investment Member [CCIM] designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include US Postal Service, Simmons National Bank, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Memberships & Affiliations

- Certified Commercial Investment Member [CCIM]
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient [2014]
- Springfield Chamber of Commerce
- Children's Foundation of Mid-America Board of Directors
- Optimist Club International [Past President, local chapter]

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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