



INDUSTRIAL PROPERTY FOR LEASE

INDUSTRIAL WAREHOUSE SPACE FOR LEASE | 555-A S CAVALIER AVE, SPRINGFIELD, MO 65802

- Industrial Warehouse Space in Cherry Street Industrial Park
- Available Immediately
- ATLAS Alarm System
- Located in Southeast Springfield
- Easy access to Hwy 65

EST. 1909

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

Robert Murray, Jr., SIOR
417.881.0600
bob@rbmurray.com

Ryan Murray, SIOR, CCIM, LEED AP, CPM
417.881.0600
ryan@rbmurray.com

R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$5,250.00 (plus expenses)
Available SF:	8,400 SF
Lease Rate:	\$7.50 SF/yr (MG)
Lot Size:	2.19 Acres
Building Size:	33,500 SF
Year Built:	1996
Zoning:	GM - General Manufacturing

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

Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com
Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
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PROPERTY OVERVIEW

Now available for lease in the Cherry Street Industrial Park in Southeast Springfield, this industrial warehouse space is available immediately. 8,400± SF space with new T-5 lighting, one dock door, one G/L door, SpringNet Internet, and ATLAS alarm system. The finished area is approximately 400 feet, which includes an office (19'x20') and two restrooms. The property has easy access to Hwy 65. Modified Gross lease - Tenant pays for interior maintenance & repairs, utilities, and increases in taxes and insurance. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Available Immediately
- Warehouse: 8,000± SF
- Office: 400± SF
- Two Restrooms
- Sprinklers: Yes Wet
- Lighting: New T-5
- Parking: Shared
- Dock Doors: One (8'x9')
- G/L Doors: One (10'x12')
- Ceiling Height: 20' to Deck
- Columns: Two (60' N & S; 25'-25'-20' E & W)
- Metal liners in Warehouse
- Two Floor Drains and Water Lines
- Exhaust Fan in Warehouse
- SpringNet Internet
- ATLAS Alarm System

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Available Spaces

Lease Rate:	\$7.50 SF/YR (MG)	Total Space	8,400 SF
Lease Type:	Modified Gross	Lease Term:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
555-A		\$7.50 SF/YR	Modified Gross	8,400 SF	Negotiable	8,400± SF industrial warehouse space for lease at \$7.50 PSF (Modified Gross). Tenant pays for interior maintenance & repairs, utilities, and increases in taxes and insurance.

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100 Years
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Additional Photos



Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com
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Retail Map



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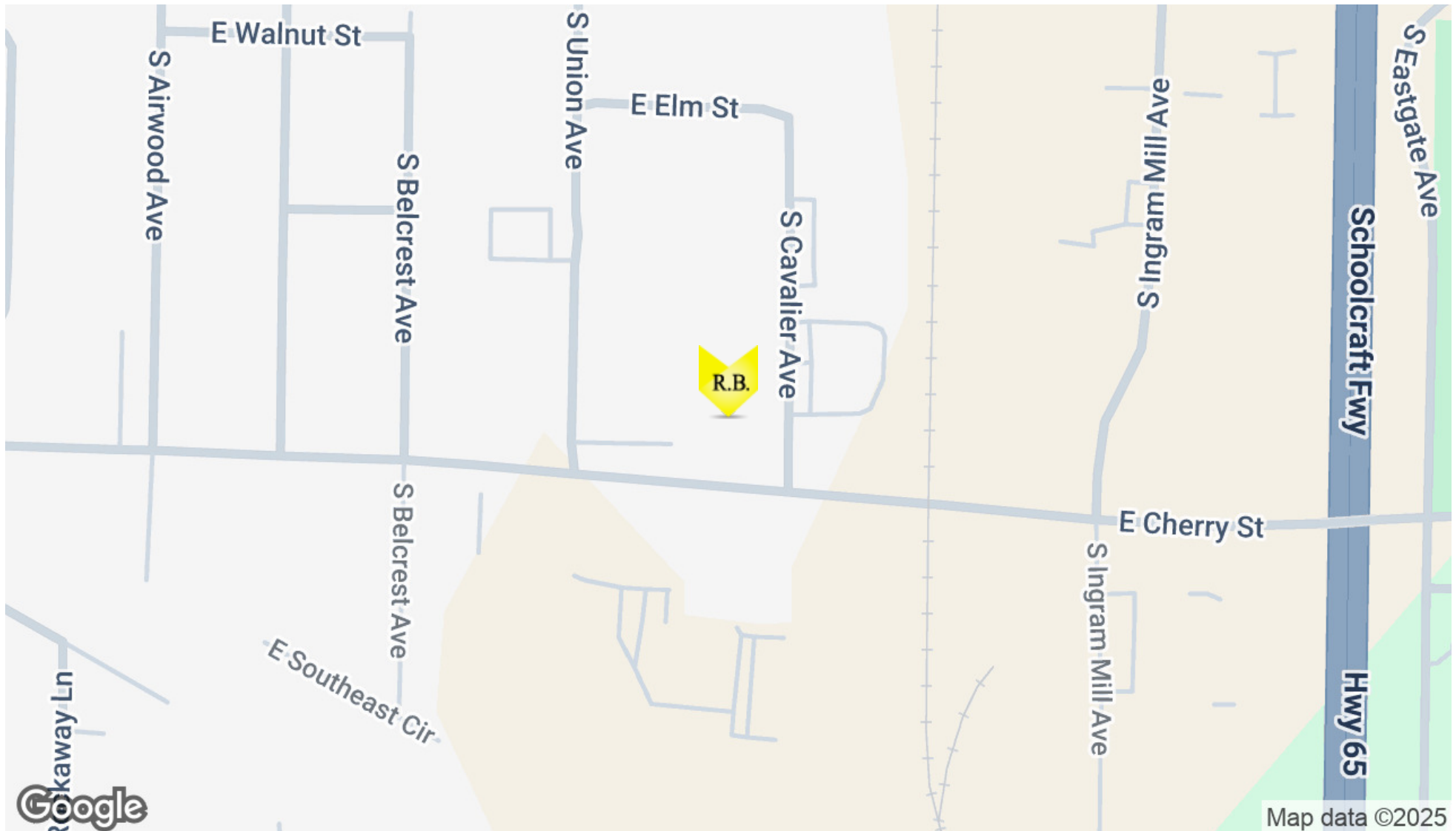
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INDUSTRIAL
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Location Map



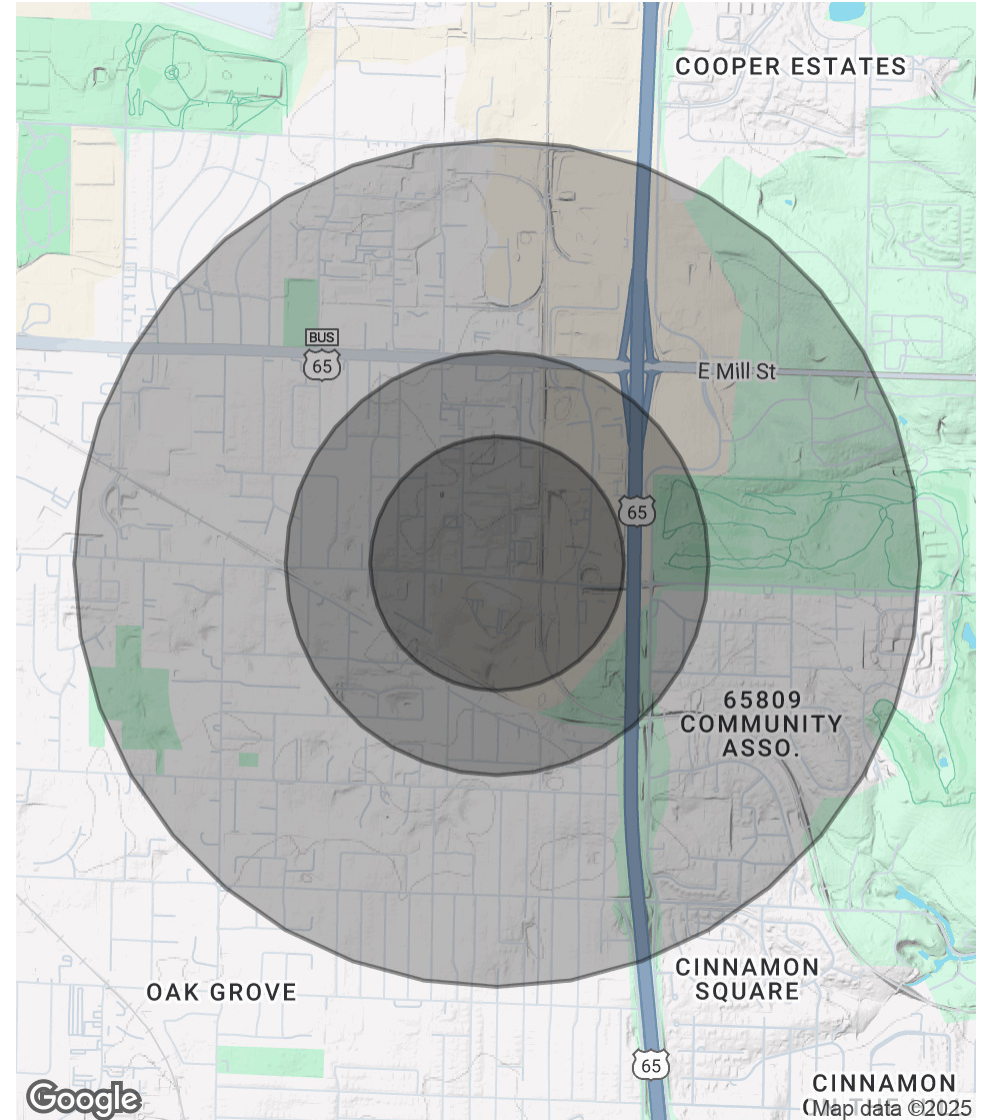
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Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Demographics Map & Report

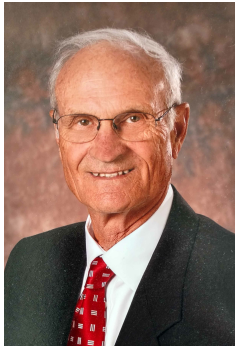
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	322	1,515	6,918
Average Age	40	40	41
Average Age (Male)	38	39	39
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	144	678	3,099
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$64,117	\$72,147	\$79,105
Average House Value	\$215,636	\$258,647	\$273,913

Demographics data derived from AlphaMap



Advisor Bio

ROBERT MURRAY, JR., SIOR
Chief Financial Officer



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
bob@rbmurray.com
MO #1999022566

Professional Background

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR)

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Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
F 417.882.0541
ryan@rbmurray.com
MO #2007030465

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, specializing 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. 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 currently 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