



NW SPRINGFIELD ±15,000 SF INDUSTRIAL BUILDING FOR SALE

3005 W CHESTNUT EXPY
SPRINGFIELD, MO 65802

Jeff Childs, SIOR, CCIM
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Property Summary



OFFERING SUMMARY

Sale Price:	\$685,000
Lot Size:	±4.76 Acres
Building Size:	±18,077 SF
Zoning:	GM - General Manufacturing
2018 Real Estate Taxes:	\$5,834.87

PROPERTY OVERVIEW

We are pleased to offer you this Industrial Facility!

This property features ±15,521 SF of industrial space as well as a ±2,556 SF building that could be used as office space. The front building is 5 offices/2 bath that features stairway access to the basement and attic, a sizable front porch, wood floors and tile throughout the entire space, stone exterior, a fireplace, a carport, and a detached garage. This building may require up grades for occupancy. Industrial building features 2 grade level drive in doors on the south side and 1 grade level drive in door on the north side as well as a restroom, an office, and a large mezzanine space. The Industrial building also recently had all new electric and LED lighting and features 220/110 power.

Please feel free to contact Jeff Childs today to schedule a showing!

LOCATION OVERVIEW

This ±4.76 acre lot is located near the intersection of W Chestnut Expy and West Bypass. This location features great access and lots of visibility. 2017 traffic counts come to approximately 21,000 vehicles per day.

Industrial Building Photos



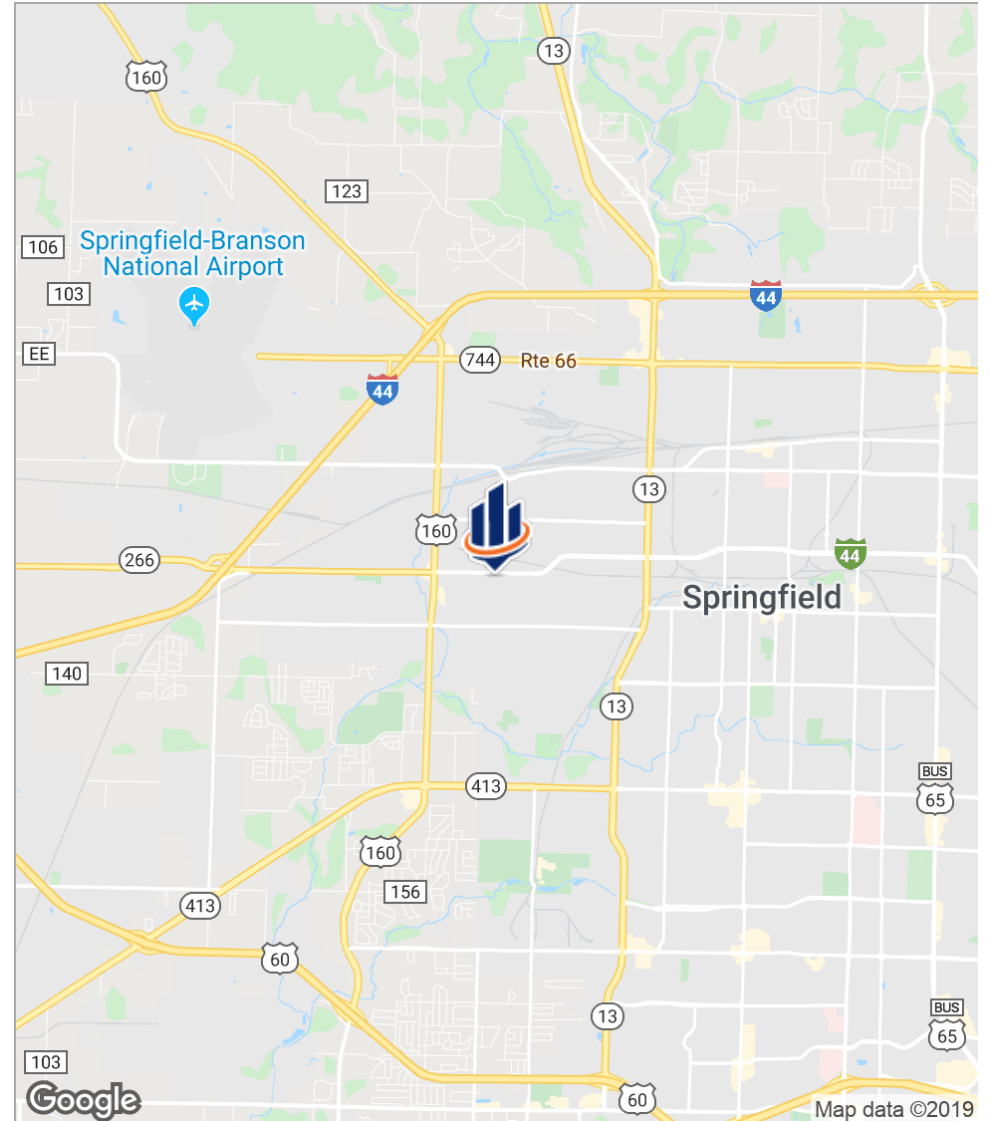
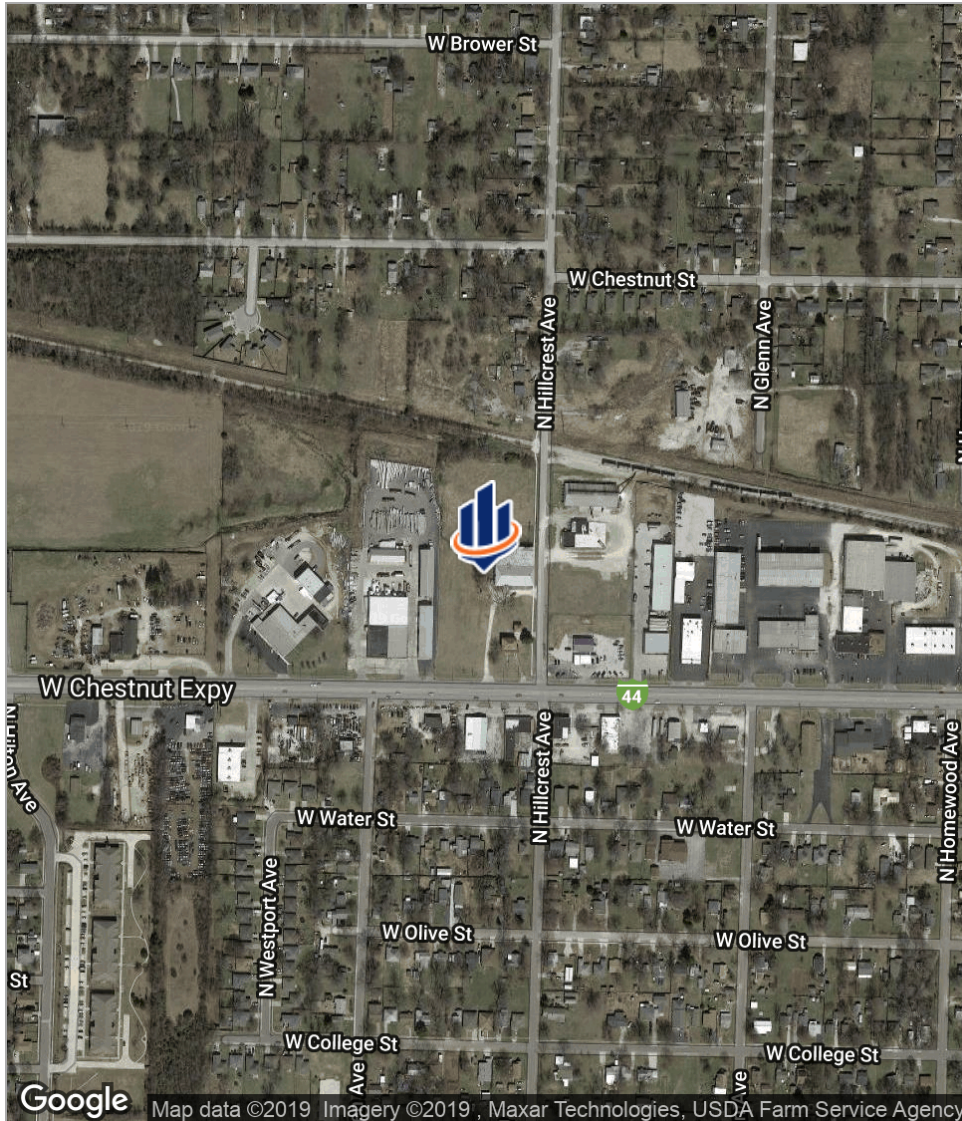
Residential/Office Building Photos



Aerial Photos



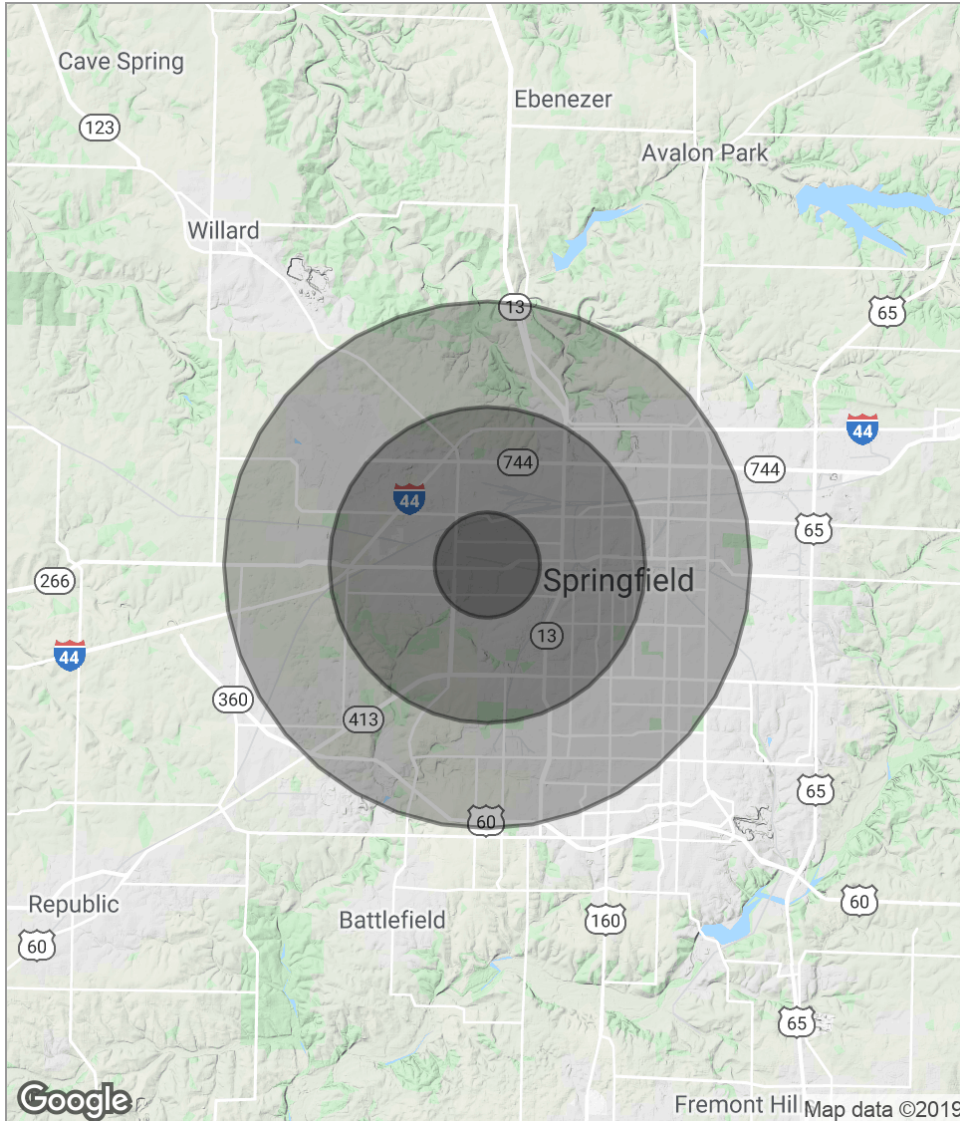
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,626	52,538	137,310
Median age	36.0	34.0	32.7
Median age [Male]	33.7	33.0	31.9
Median age [Female]	37.5	35.3	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,480	22,422	57,594
# of persons per HH	2.5	2.3	2.4
Average HH income	\$35,857	\$36,956	\$41,010
Average house value	\$87,140	\$98,673	\$117,933

* Demographic data derived from 2010 US Census

Advisor Bio & Contact

JEFF CHILDS, SIOR, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, serves as a senior advisor for SVN/Rankin Company, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 25 years of commercial real estate experience in the Springfield and Southwest Missouri markets. Jeff consistently ranks among the top of SVN advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties. As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM); International Council of Shopping Centers (ICSC); the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS.

Jeff currently serves as chairman of the Springfield Area Chamber of Commerce, served as the chairman on the board for City Utilities of Springfield last year, and is a former member of the Board of Directors of the Springfield Convention & Visitors Bureau, Inc. Additionally, Jeff is a panel speaker for the Springfield Chamber of Commerce Economic Development Conference's and a returning guest speaker to "Good Morning Springfield" hosted by the Springfield Chamber of Commerce. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services.

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

MEMBERSHIPS & AFFILIATIONS

Society of Industrial and Office REALTORS (SIOR)

Certified Commercial Investment Member (CCIM)

2018 Chairman Board of Public Utilities - City Utilities of Springfield

2019 Chairman for Springfield Chamber of Commerce

Former Board Member Springfield Convention & Visitors Bureau, Inc

Local Issues Public Policy Task Force

- Past Chairman

Development Issues Input Group- Past Chairman

Leadership Springfield - Past Board Member

Voice of Business Committee

Disclaimer



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase 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 Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser 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 purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.