



# INDUSTRIAL PROPERTY/SPACES FOR LEASE

INDUSTRIAL BUILDING/SPACES FOR LEASE | 4240 W. KEARNEY STREET, SPRINGFIELD, MO 65803

- 50,100 SF For Lease
- May divide into two spaces, 25,050 SF
- Available as Build-to-Suit

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600  
[rbmurray.com](http://rbmurray.com)

Ryan Murray, SIOR, CCIM, LEED AP, CPM  
417.881.0600  
[ryan@rbmurray.com](mailto:ryan@rbmurray.com)

Ross Murray, SIOR, CCIM  
417.881.0600  
[ross@rbmurray.com](mailto:ross@rbmurray.com)

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

Executive Summary



**PROPERTY SUMMARY**

|                  |                                                 |
|------------------|-------------------------------------------------|
| Available SF:    | 25,050 - 50,100 SF                              |
| Lease Rate:      | To Be Determined                                |
| Lot Size:        | 2.87 Acres                                      |
| Building Size:   | 50,100 SF                                       |
| Dock High Doors: | 6 with seals & levelers (ability to add 2 more) |
| Ceiling Height:  | 28.0-31.4 FT                                    |
| Year Built:      | 2022                                            |
| Zoning:          | GM - General Manufacturing                      |
| Floor Thickness: | 6"                                              |
| Parking Spaces:  | 55±                                             |

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

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

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

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

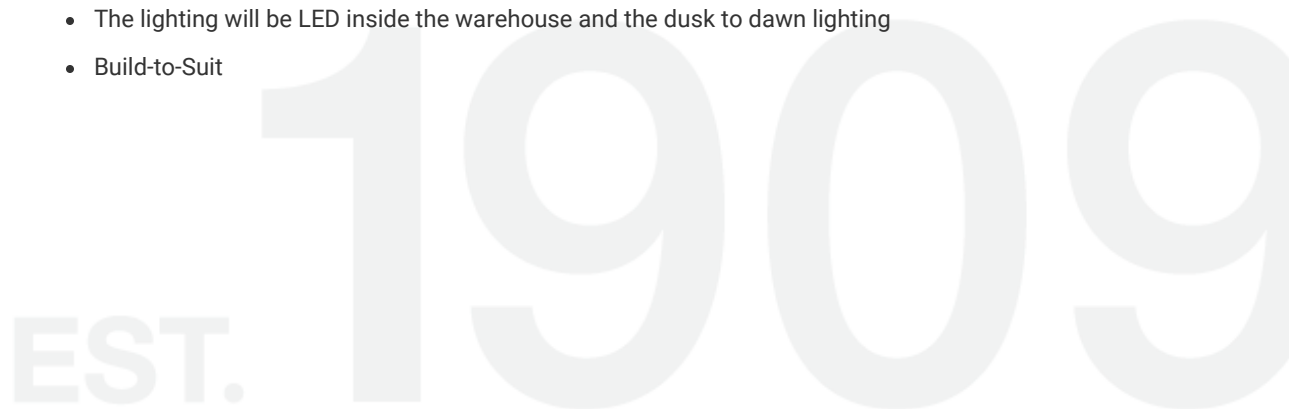
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

**PROPERTY OVERVIEW**

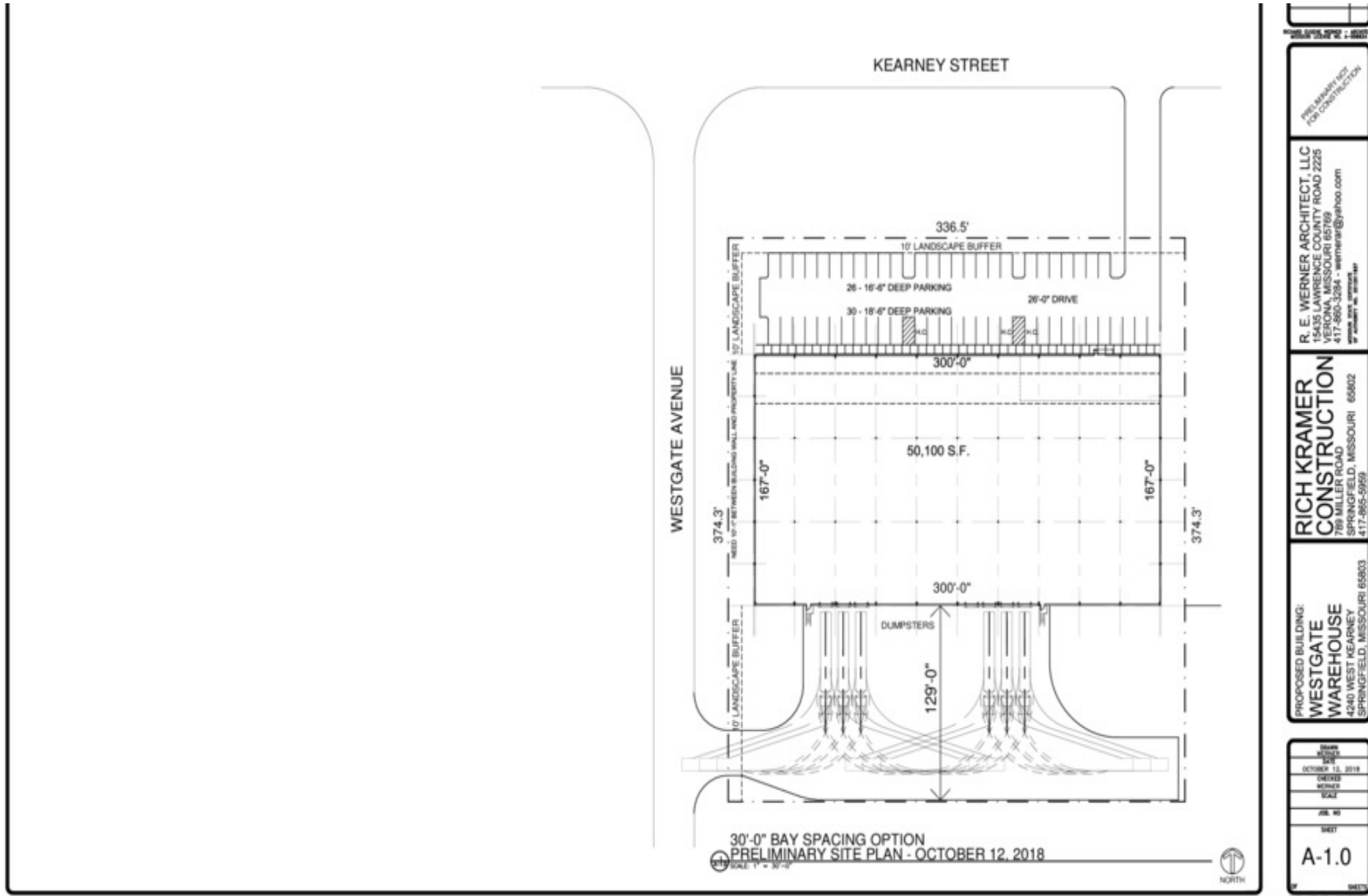
Industrial building. The entire building may be leased or it may be divided in half. Available as Build-to-Suit.

**PROPERTY HIGHLIGHTS**

- Property being rezoned to GM - General Manufacturing
- Enhanced Enterprise Zone (EEZ): 50% real estate tax abatement for 10 years for qualified companies; taxes estimated at \$0.45 PSF with EEZ abatement
- Fiber Optics: served by SpringNet / AT&T
- Electrical: 480 / 3-phase; Fire Suppression: ESFR
- There are 6 dock doors with the ability to add 2 more, if needed. There will be 20,000 pounds edge mounted dock levelers with dock seals.
- The building will be 28' low sided eave height with a 31' 5-3/4" high side eave height
- The roof will be 24 gauge standing seam with 6" thick fiberglass insulation and 4" thick fiberglass.
- The warehouse walls will have interior 8' tall 26-gauge liner panel
- The lighting will be LED inside the warehouse and the dusk to dawn lighting
- Build-to-Suit



Site Plan



SCALE: 1" = 30'-0"

PRELIMINARY NOT FOR CONSTRUCTION

R. E. WERNER ARCHITECT, LLC  
1501 UNIVERSITY ROAD 2225  
VERONA, MISSOURI 65782  
417-860-3284 - [werneerar@yahoo.com](mailto:werneerar@yahoo.com)  
www.rewerner.com  
Professional Seal: 000000000

**RICH KRAMER CONSTRUCTION**  
788 MILLER ROAD  
SPRINGFIELD, MISSOURI 65802  
417-865-5959

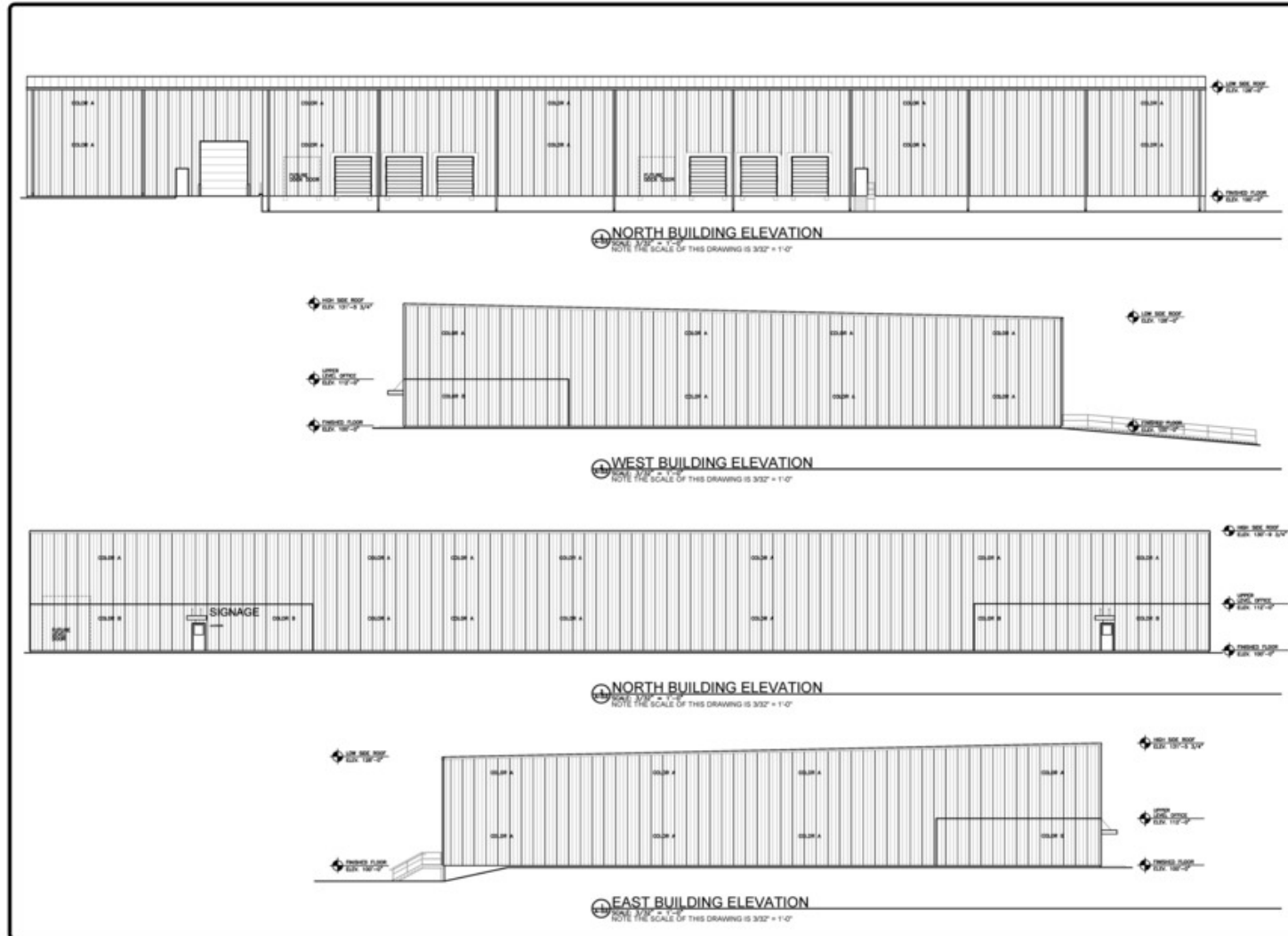
PROPOSED BUILDING:  
**WESTGATE WAREHOUSE**  
4240 WEST KEARNEY  
SPRINGFIELD, MISSOURI 65803

|         |       |
|---------|-------|
| DESIGN  | SCALE |
| DATE    | DATE  |
| CHECKED | DATE  |
| SCALE   | DATE  |
| DATE    | DATE  |
| SHEET   |       |
| A-1.0   |       |

© 2018 R.E. WERNER ARCHITECT, LLC



Elevations



| REVISION |
|----------|
|          |
|          |
|          |
|          |
|          |
|          |
|          |
|          |
|          |
|          |

PROPOSED PROJECT  
FOR CONSTRUCTION

R. E. WERNER ARCHITECT, LLC  
15435 LAWRENCE COUNTY ROAD 2225  
VERONA, MISSOURI 65769  
417-360-3284 • wernerre@yahoo.com

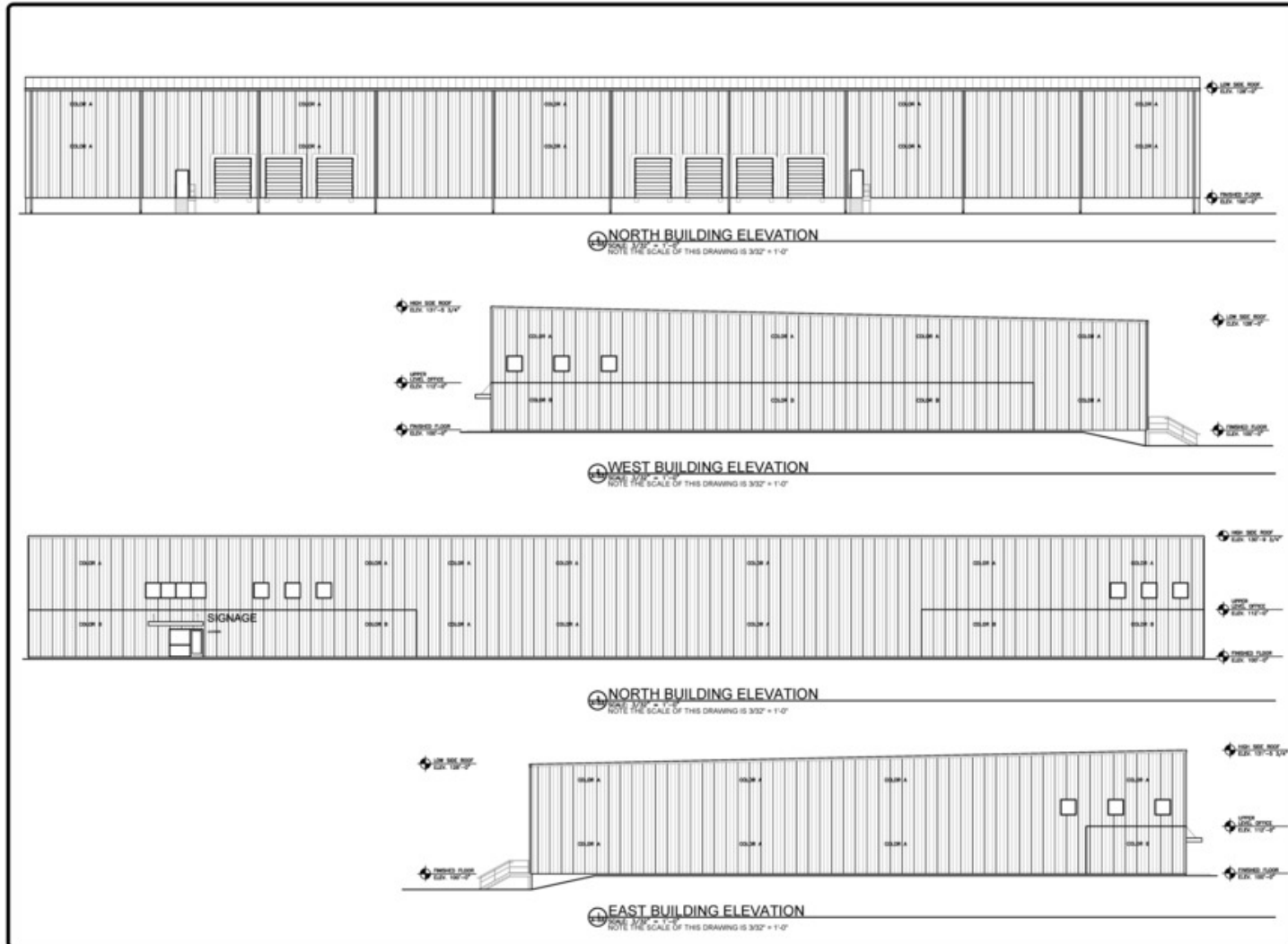
**RICH KRAMER  
CONSTRUCTION**  
789 MILLER ROAD  
SPRINGFIELD, MISSOURI 65802  
417-262-5659

PROPOSED BUILDING:  
**WESTGATE  
WAREHOUSE**  
4240 WEST KEARNEY  
SPRINGFIELD, MISSOURI 65803

|                 |                  |
|-----------------|------------------|
| DATE<br>ISSUED  | JANUARY 20, 2019 |
| DATE<br>CHECKED |                  |
| DATE<br>SCALE   |                  |
| DATE<br>JOB NO. |                  |
| DATE<br>SHEET   |                  |
| DATE<br>SHEET   | A-3.0            |



Elevations with windows



| NO. | REVISION |
|-----|----------|
|     |          |
|     |          |
|     |          |
|     |          |
|     |          |
|     |          |
|     |          |
|     |          |
|     |          |
|     |          |

PROPOSED BUILDING  
WESTGATE  
WAREHOUSE

R. E. WERNER ARCHITECT, LLC  
15433 LAWRENCE COUNTY ROAD 2325  
DOWNEYVILLE, MO 64240  
417-463-5284 - r Werner@rewo.com  
www.rewo.com  
or contact us at 417-463-5284

**RICH KRAMER  
CONSTRUCTION**  
730 MILLER ROAD  
SPRINGFIELD, MISSOURI 65802  
417-864-5959

PROPOSED BUILDING:  
**WESTGATE  
WAREHOUSE**  
4240 WEST KEARNEY  
SPRINGFIELD, MISSOURI 65803

DATE:  
OCTOBER 12, 2018  
DRAWN BY:  
WERNER  
CHECKED BY:  
JMK, WJ  
SHEET:  
**A-3.0**

INDUSTRIAL  
PROPERTY FOR  
LEASE

**INDUSTRIAL BUILDING/SPACES FOR LEASE**  
**4240 W. KEARNEY STREET, SPRINGFIELD, MO 65803**



Aerial



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

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

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

**R.B. | MURRAY COMPANY**

COMMERCIAL & INDUSTRIAL REAL ESTATE

INDUSTRIAL  
PROPERTY FOR  
LEASE

**INDUSTRIAL BUILDING/SPACES FOR LEASE**  
**4240 W. KEARNEY STREET, SPRINGFIELD, MO 65803**



Location Maps



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

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

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

**R.B. | MURRAY COMPANY**  
COMMERCIAL & INDUSTRIAL REAL ESTATE

Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

**Chief Executive Officer**



2225 S. Blackman Road  
Springfield, MO 65809

T 417.881.0600  
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

Advisor Bio

**ROSS MURRAY, SIOR, CCIM**  
**President**



2225 S. Blackman Road  
Springfield, MO 65809

T 417.881.0600  
F 417.882.0541  
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.

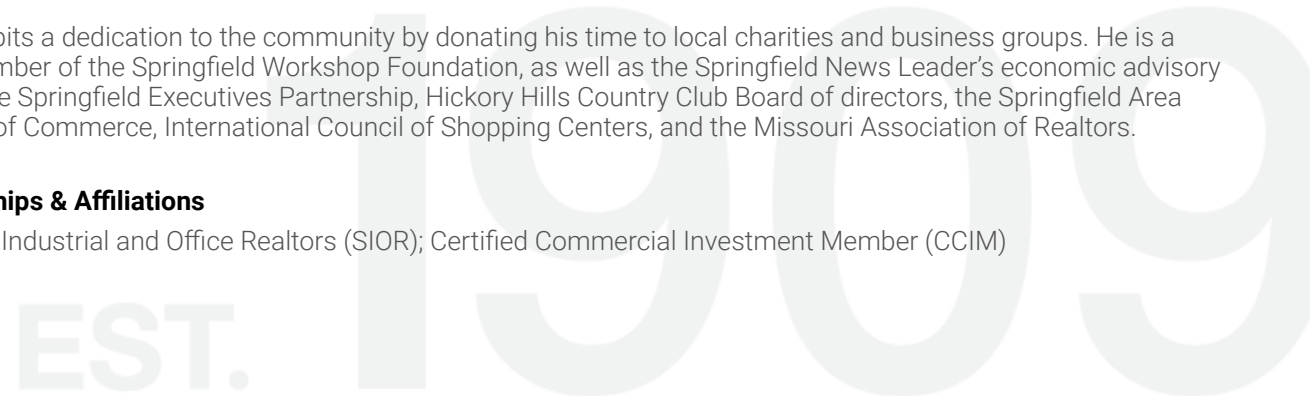
Since the industry downturn Ross has brokered many significant investment transactions totaling over 5,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross 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](http://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)



Advisor Bio

**ROBERT MURRAY, JR., SIOR**  
**Chief Financial Officer**



2225 S. Blackman Road  
Springfield, MO 65809

T 417.881.0600  
F 417.882.0541  
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)

EST. 1909