



LAND FOR LEASE

BUILD-TO-SUIT IN PARTNERSHIP INDUSTRIAL CENTER EAST | 3809 E. ENERGY PLACE, SPRINGFIELD, MO 65803

- New construction | Build-to-Suit in Partnership Industrial Park East
- Divisible building up to 80,000 SF
- \$4.50 PSF *Lease rate depends on Tenant specifications
- ESFR Fire Suppression available
- Up to 30' - 32' clear height

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

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

David C. Murray, SIOR, CCIM
417.881.0600
dave@rbmurray.com

rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

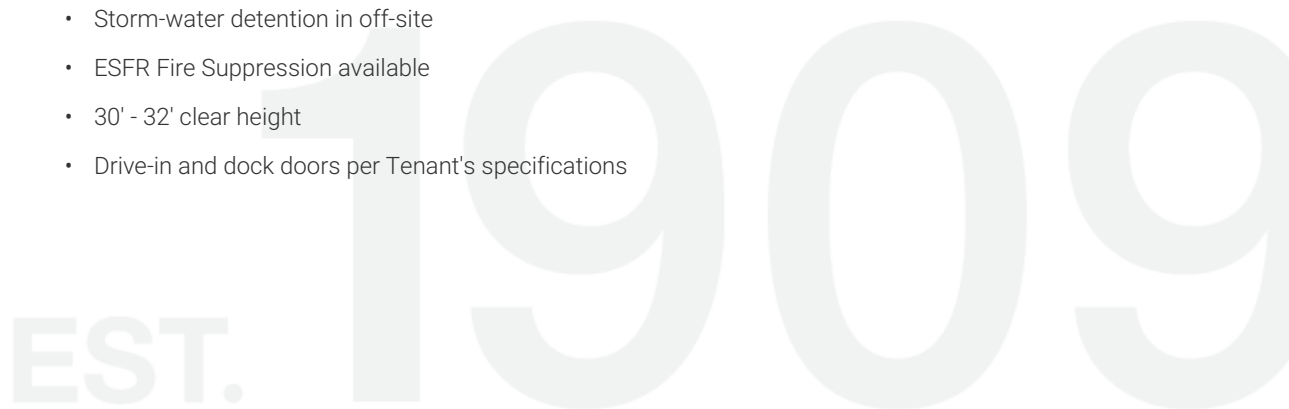
Available SF:	80,000 SF±
Lease Rate:	\$4.50 SF/yr (NNN)
Lot Size:	6.32 Acres
APN #:	1203400048
Zoning:	HM - Heavy Manufacturing
Market:	Springfield
Cross Streets:	Le Compte

PROPERTY OVERVIEW

Offered as a "build-to-suit" ±80,000 SF; offered at \$4.50 PSF** (NNN); **rent determined on tenant specifications and building regulations.

PROPERTY HIGHLIGHTS

- New Construction build-to-suit up to 80,000 SF building (divisible)
- Lease rate: \$4.50 PSF** (NNN); rent to be determined based on tenant specs and office requirements
- All utilities to the site
- Zoned Heavy Manufacturing
- Located in Partnership Industrial Park East within Springfield Enhanced Enterprise Zone (EEZ)
- The Enhanced Enterprise Zone (EEZ - 50% real estate taxes abatement for 10 years for qualified company)) program encourages business development and job creation by granting property tax abatement and state tax credits to business enterprises that locate or expand within designated enhanced enterprise zones
- Located directly west of Northstar Battery and east of Springfield Striping headquarters
- Storm-water detention in off-site
- ESFR Fire Suppression available
- 30' - 32' clear height
- Drive-in and dock doors per Tenant's specifications

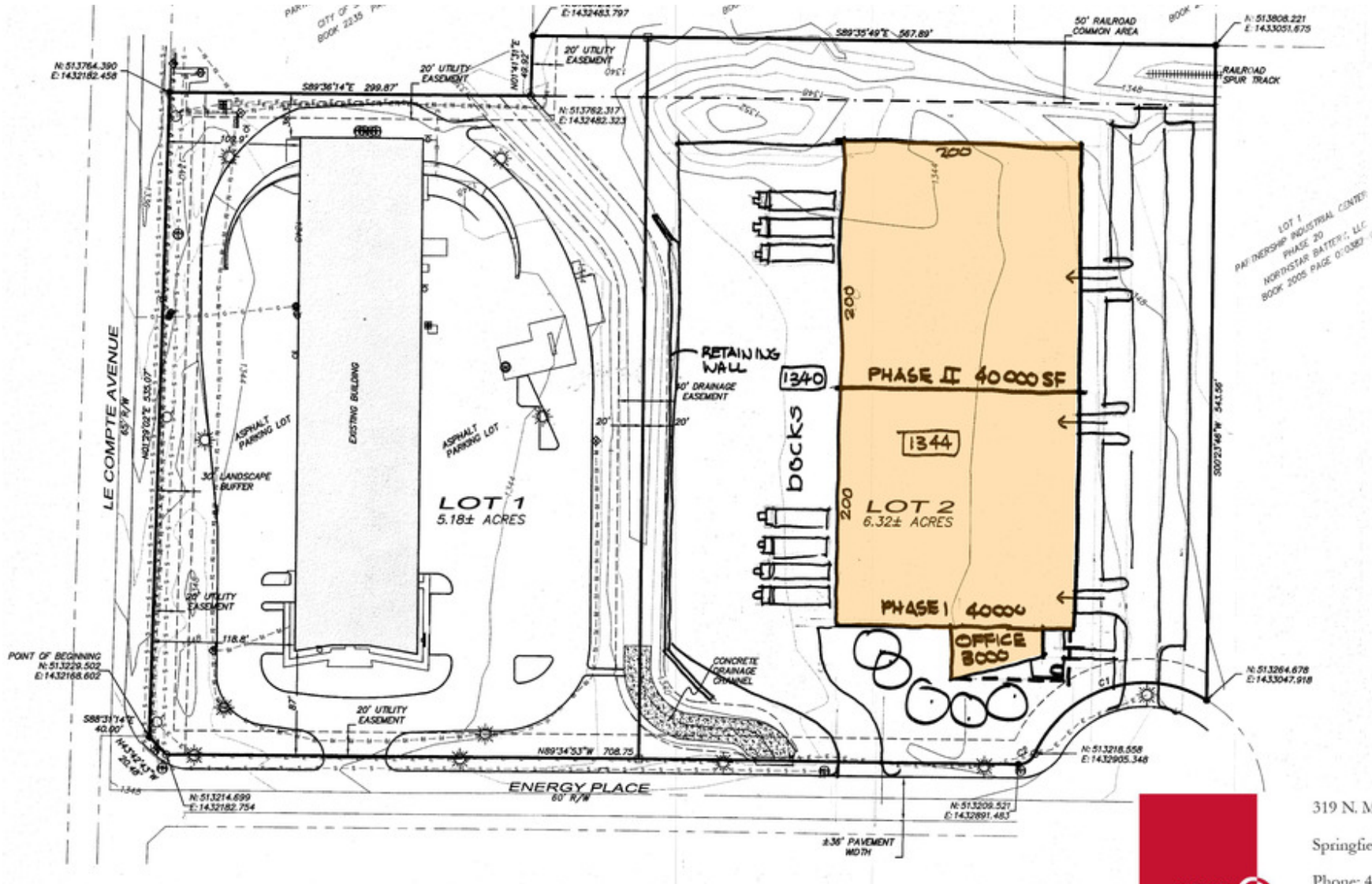


The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

BUILD-TO-SUIT IN PARTNERSHIP INDUSTRIAL CENTER EAST 3809 E. ENERGY PLACE, SPRINGFIELD, MO 65803



Site Concept



319 N. Main Ave., Suite 200
Springfield, Missouri 65806
Phone: 417.521.6107

LAND FOR LEASE

**BUILD-TO-SUIT IN PARTNERSHIP INDUSTRIAL CENTER EAST
3809 E. ENERGY PLACE, SPRINGFIELD, MO 65803**



Aerial - close up



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

David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com

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

R.B. | MURRAY COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

LAND FOR LEASE

**BUILD-TO-SUIT IN PARTNERSHIP INDUSTRIAL CENTER EAST
3809 E. ENERGY PLACE, SPRINGFIELD, MO 65803**



Aerial - PIC East



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

David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com

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

R.B. | MURRAY COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

LAND FOR LEASE

**BUILD-TO-SUIT IN PARTNERSHIP INDUSTRIAL CENTER EAST
3809 E. ENERGY PLACE, SPRINGFIELD, MO 65803**



Location Maps



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

David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com

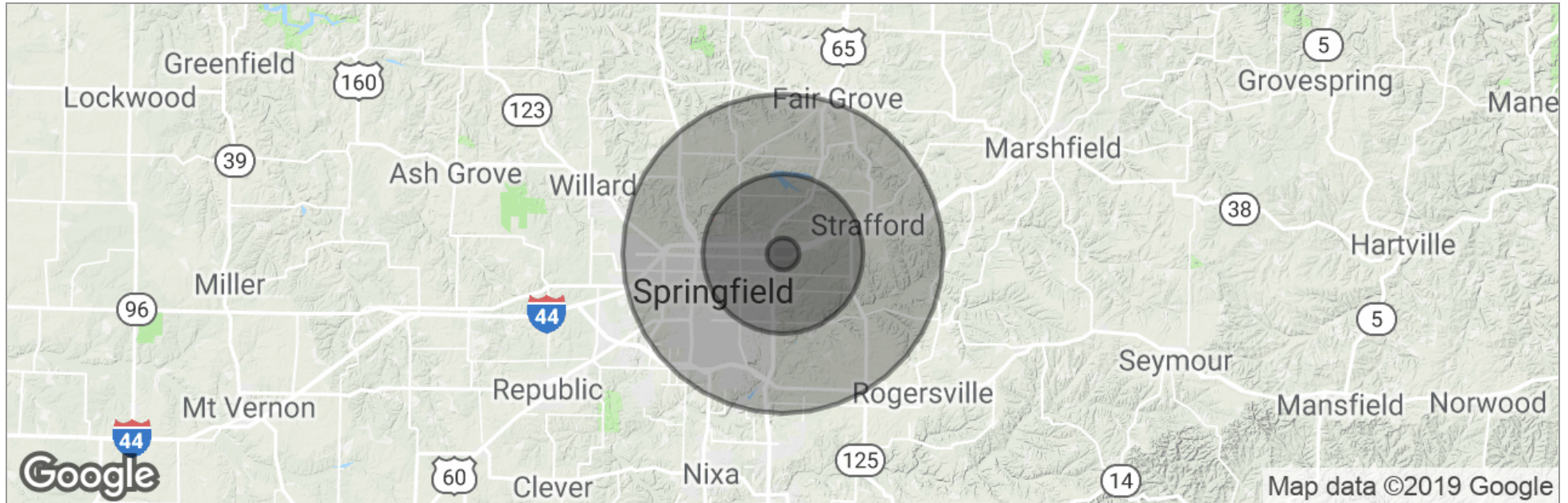
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

**BUILD-TO-SUIT IN PARTNERSHIP INDUSTRIAL CENTER EAST
3809 E. ENERGY PLACE, SPRINGFIELD, MO 65803**



Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	1,531	60,848	225,977
Population Density	487	775	719
Median Age	43.5	34.2	36.6
Median Age (Male)	43.0	33.7	35.3
Median Age (Female)	43.9	34.9	37.9
Total Households	611	25,444	98,451
# of Persons Per HH	2.5	2.4	2.3
Average HH Income	\$92,195	\$51,564	\$51,401
Average House Value	\$108,094	\$126,387	\$159,438

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Vice President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.766.4226
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, and specializes 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. SIORs 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 current 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