



Industrial / Showroom For Sale or Lease | 209 Rosewood Drive, Branson, MO 65616

INDUSTRIAL PROPERTY FOR SALE OR LEASE

- Showroom, office and warehouse
- Fenced storage yard on south side of building included
- Located near Highway 465 (Branson High Road) and Highway 65
- Flat Topography
- For Sale at \$1,800,000
- For Lease at \$3.75 PSF (NN)

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

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

EST. 1909

R.B. | MURRAY COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

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Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$12,026.66 (does not include expenses)
Available SF:	36,080 SF
Lease Rate:	\$3.75 SF/yr (NN)
Sale Price:	\$1,800,000.00
Lot Size:	2.49 Acres
Building Size:	36,080 SF
Grade Level Doors:	1
Dock High Doors:	2
Ceiling Height:	20.0-24.0 FT
Year Built:	1986
Renovated:	1987
Zoning:	Taney County Performance
Cross Streets:	Rinehart Road

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

PROPERTY OVERVIEW

For Sale or Lease in Branson, MO is 36,080 SF with 4,080 SF of showroom/office area. The warehouse is 200' x 160'; the showroom is 100' x 40'.

The upgrades completed in 2019 include new installation of a new 24 gauge standing seam roof with a galvalume finish and new 6" thick fiberglass insulation with a reinforced facing, new dock levelers and seals, and replacing of the South wall panel, and new exterior LED lights.

For Sale at \$1,800,000

For Lease at \$3.75 PSF (NN)

PROPERTY HIGHLIGHTS

- Excellent location east of Highway 65 at Rosewood Drive and Rinehart Road. The west line fronts the east side of Bee Creek Road
- There is a fenced storage yard on the south side of the office/warehouse building
- The site is zoned Taney County Performance, which conforms with its surroundings
- One oversized grade-level door and two dock high doors
- The site is served by water, electric, sewer and phone
- The office/warehouse has one over-sized g/l door and two dock doors with seals
- The finished area of the office/warehouse has a showroom, executive office, support offices, conference room, training area, break area and a parts room. The office/warehouse has four restrooms - 2 in the office area and 2 in the warehouse.
- The upgrades completed in 2019 include new installation of a new 24 gauge standing seam roof with a galvalume finish and new 6" thick fiberglass insulation with a reinforced facing, new dock levelers and seals, and replacing of the South wall panel, and new exterior LED lights.
- Real Estate Taxes: \$8,917.31 or \$0.25 PSF (2018)

INDUSTRIAL
PROPERTY FOR
LEASE

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209 ROSEWOOD DRIVE, BRANSON, MO 65616

100 Years
SINCE 1909

Additional Photos



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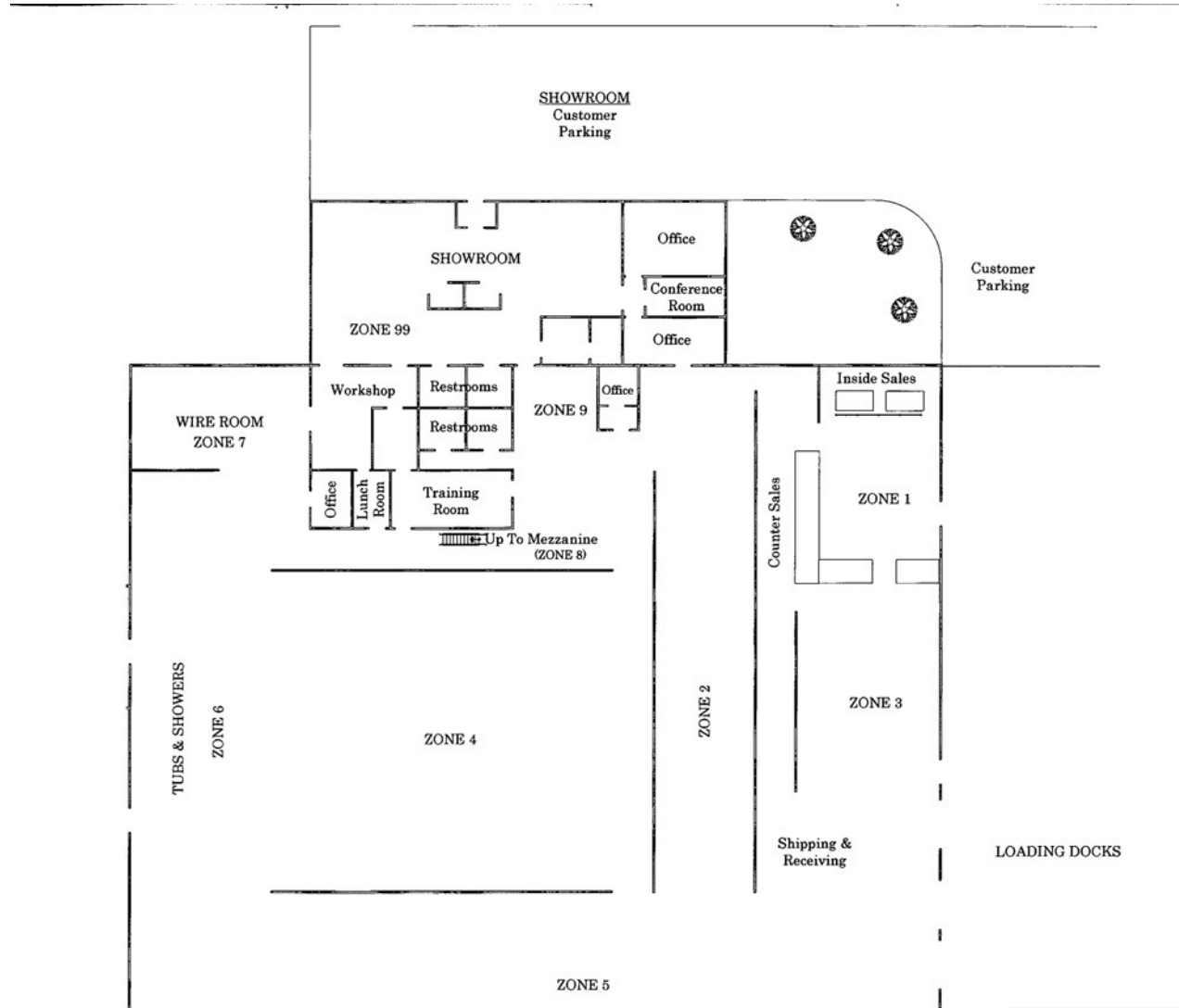


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Plot/Floor Plan



Survey

100 Years
SINCE 1909



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Aerial



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Location Maps



Advisor Bio & Contact 1

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



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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