

# Kearney Warehouse Complex



2738 E KEARNEY ST, SPRINGFIELD, MO 65803

COVER PAGE

For Lease



For more information please contact:

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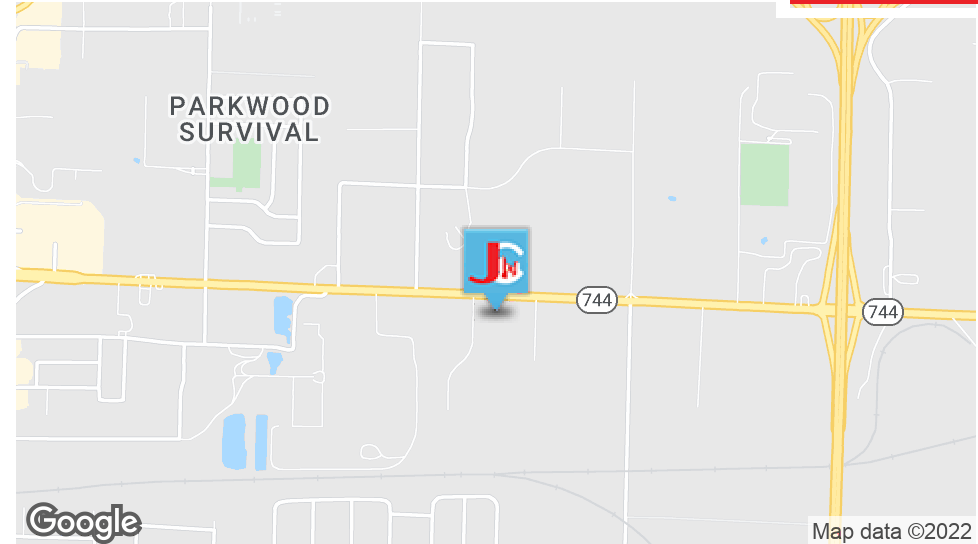
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EXECUTIVE SUMMARY

For Lease



## OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	100,000 SF
Available SF:	13,000 - 16,250 SF
Lot Size:	7.661 Acres
Year Built:	1980
Renovated:	2022
Zoning:	Industrial
Market:	Springfield, MO

## PROPERTY OVERVIEW

Great Existing Warehouse that has been Newly Refaced, along with a brand new warehouse building to be completed in 2022. All Units have high docking bays and some units will additionally have a drive in bay.

## PROPERTY HIGHLIGHTS

- Close Proximity to Hwy 65 & I-44.
- Great Visibility.
- Easy Access.
- Fenced Property.
- Loading Docks.
- Drive in Bays.

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LEASE SPACES

For Lease



## LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
Total Space: 13,000 - 16,250 SF Lease Rate: \$8.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	Available	16,250 SF	NNN	\$8.00 SF/yr	End Cap.
Unit B	Available	16,250 SF	NNN	\$8.00 SF/yr	In-Line.
Unit C	Available	16,250 SF	NNN	\$8.00 SF/yr	In-Line.
Unit D	Available	13,000 SF	NNN	\$8.00 SF/yr	End Cap.

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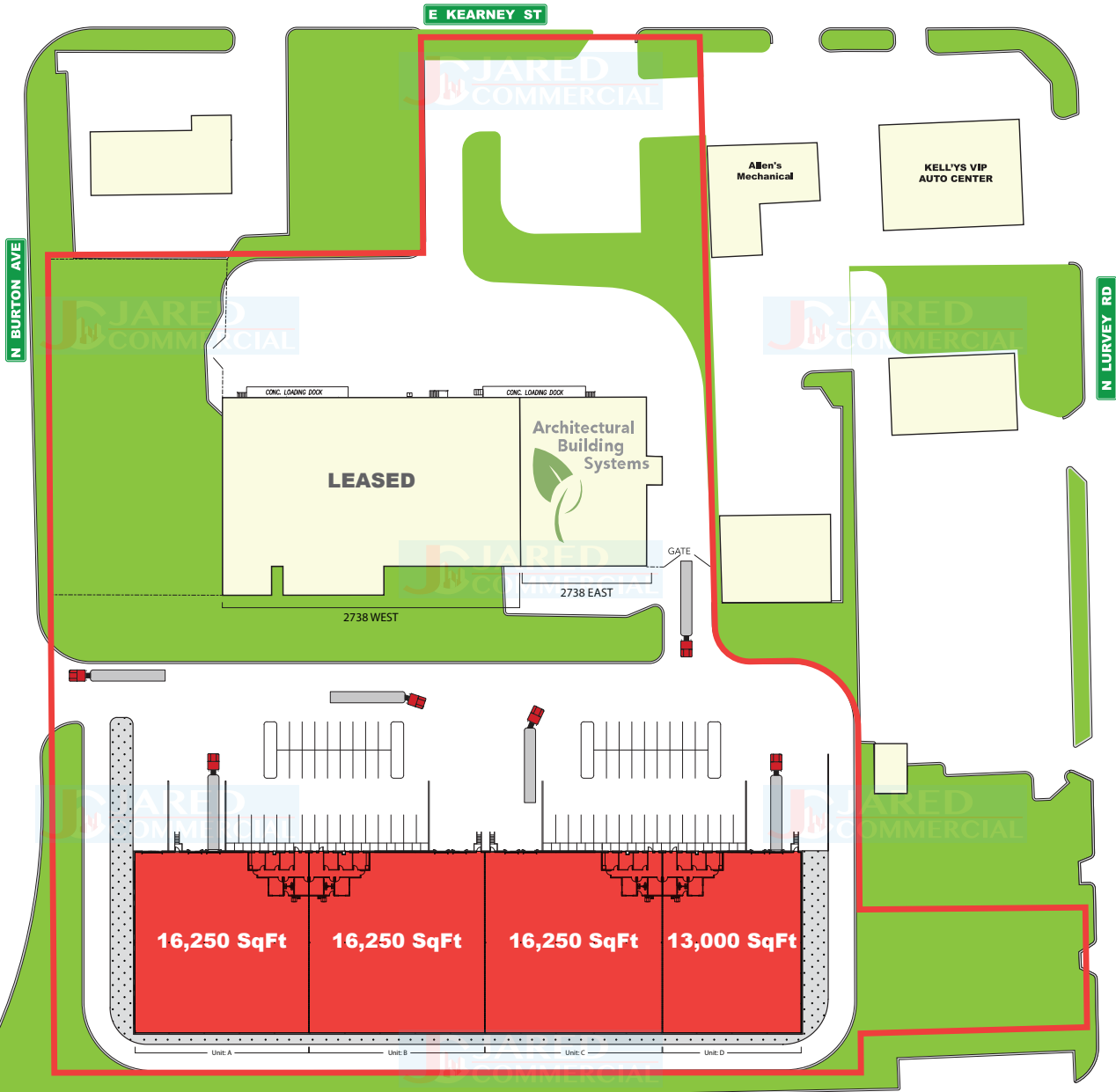
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SITE PLAN

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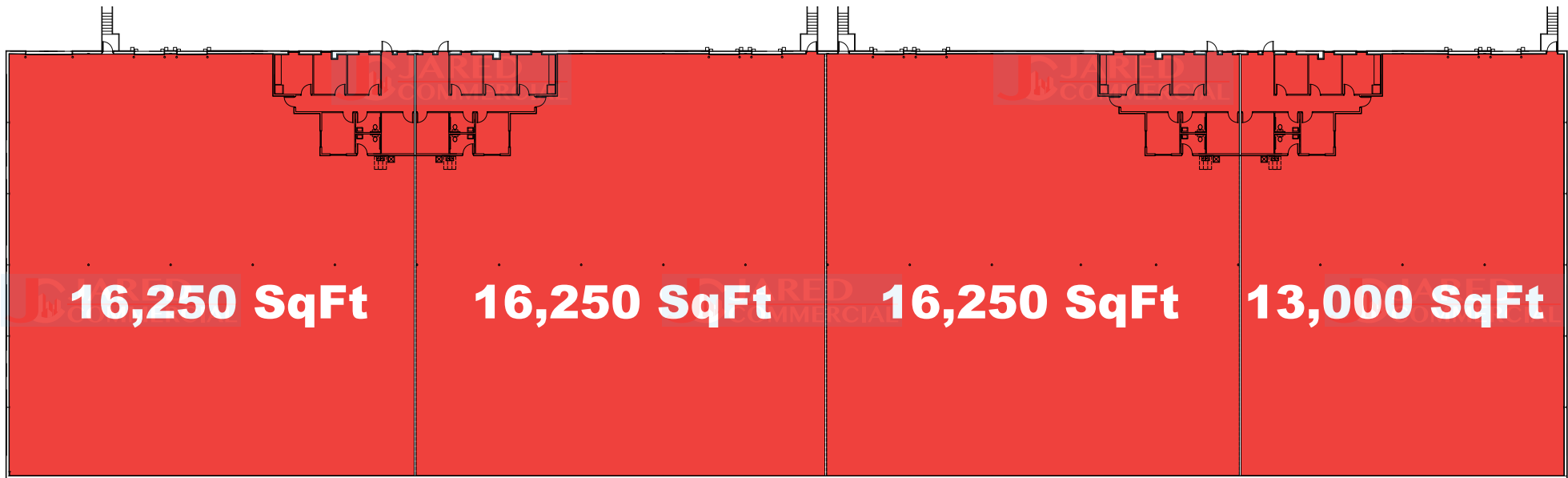
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NEW WAREHOUSE FLOOR PLAN

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Unit A



Unit B



Unit C

Unit D



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RETAILER MAP

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## DEMOGRAPHICS MAP & REPORT

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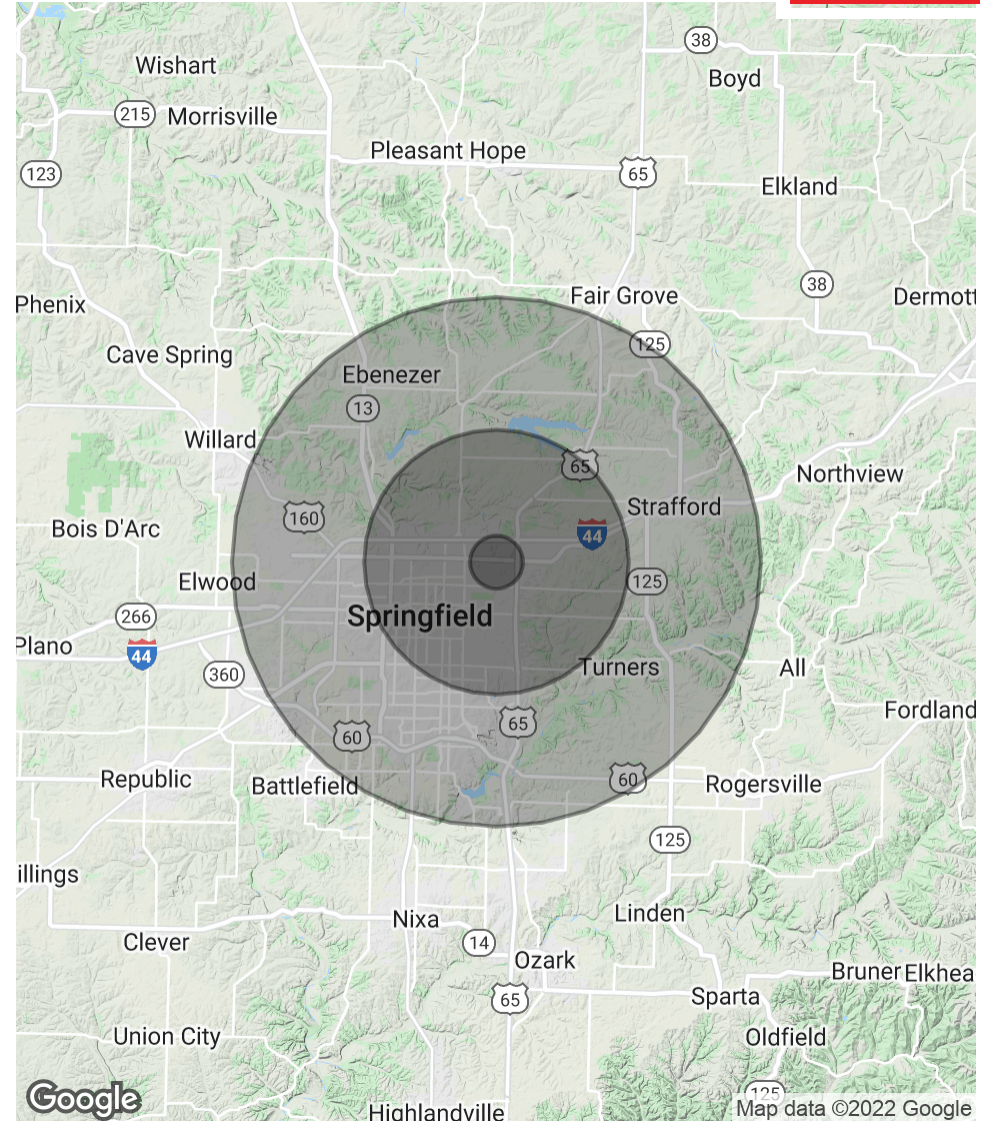
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,652	103,669	250,357
Average age	34.8	33.1	36.2
Average age (Male)	34.6	32.6	35.1
Average age (Female)	35.6	33.7	37.5

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,070	43,274	107,866
# of persons per HH	2.5	2.4	2.3
Average HH income	\$37,175	\$46,646	\$52,106
Average house value	\$89,775	\$128,869	\$158,457

\* Demographic data derived from 2010 US Census



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ADVISOR BIO

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## DAVID HAVENS

Senior Broker

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MO #2015037234

## EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.  
Entrepreneurship Certificate from University of Northern Colorado  
CCIM Candidate  
Missouri and Colorado Real Estate License  
Business Brokerage Certificate- VR

## MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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President & CEO

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## EDUCATION

BA - Drury University  
Real Estate License

## MEMBERSHIPS

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