



NEW INDUSTRIAL PROPERTY FOR SALE OR LEASE

NEW CONSTRUCTION | INDUSTRIAL BUILDING FOR SALE OR LEASE | 607 CHARLES WAY, STRAFFORD, MO 65757

- The only 100,000+ SF New Construction Building Available in SW Missouri
- 160,000 SF Class A New Construction Industrial Building
- 32 ft. Clear Height
- ESFR Fire Suppression
- Location within the New SW MO Rail & Business Park
- Easy Access to I-44
- Delivery May 2022
- 33 Trailer Parking Spaces in Place

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
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Ryan Murray, SIOR, CCIM, LEED AP, CPM
417.881.0600
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$35,666.67 - \$68,666.67 (plus expenses)
Sale Price:	\$11,200,000.00
Taxes:	TBD
Available SF:	80,000 - 160,000 SF
Lease Rate:	\$5.15 - 5.35 SF/yr (NNN)
Lot Size:	9.34 Acres
Building Size:	160,000 SF
Grade Level Doors:	1
Dock High Doors:	18
Zoning:	M-2 General Manufacturing
CAM Charge / SF	Paid by Tenant

PROPERTY OVERVIEW

The only 100,000+ SF new construction building available in SW Missouri. Industrial building for sale or lease in the SW MO Rail & Industrial Park. The development provides easy access to I-44 and is located directly across from John Deere's SW Missouri Distribution Center and the 160,000 SF distribution headquarters for Warson Brands at the entrance to the development.

160,000± available for lease at \$5.15 PSF (NNN). The building is divisible into two 80,000± SF units at \$5.35 PSF (NNN). Office infill allowance available. Contact listing broker for more information.

PROPERTY HIGHLIGHTS

- 160,000± available for lease at \$5.15 PSF (NNN)
- The building is divisible into two 80,000± SF units at \$5.35 PSF (NNN)
- 32' clear ceiling height throughout
- Sprinklers: Wet pipe ESFR
- Column grid spacing: 7 rows, spaced 50' (north to south) on center
- 13 dock doors include 6'x8', 30,000 lb. mechanical pit levelers
- 5 dock doors include 6'x8', 45,000 lb. mechanical pit levelers
- 1 g/l door (20'2" x 16')
- 1200-amp 480-volt service
- Parking: 65 spaces (expandable up to 60± additional spaces)
- Ready for occupancy May 2022
- Zoned M-2 - General Manufacturing
- Office Infill Allowance Available
- 33 trailer parking spaces in place

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

Property Details

Warehouse Specs

PAVING & SITE CONCRETE

- The West (dock) side of the building will be concrete paving consisting of 7" concrete with 4" base rock compacted. The truck dock and turn area extends 150' from the building and additional trailer parking area is another 50' with a concrete curb and gutter and room for the trailer tail before the fence
- The automobile parking lot on the east side will be 5" concrete paving with 4" of compacted base rock
- The drive lanes along the North and South walls will be 7" concrete with 4" base rock.
- Concrete curb and gutter, where shown on the plan will be 30" (east parking only).
- Concrete Approaches will be 4" thick compacted base and 7" thick concrete as shown on drawings. The south driveway is 35' wide plus radius.
- Concrete sidewalks as shown on the site plan.

BUILDING SHELL

- One Varco-Pruden Pre-Engineered Metal Building 400' wide x 400' long with a 35'-9" eaves, symmetrically gabled with a ¼" to 12" roof slope.
- The interior clear height will be 32'-0"
- The roof will be a Varco-Pruden buildings standing seam roof system.
- The wall covering will be standard PEMB R-panel metal wall panels as shown on the building elevations. Walls have two tone color combination.
- The building will utilize wide bay truss purlins and have (8) bays spaced equally at 50' on center with soldier columns at the midpoint of the bays in the sidewalls.
- There will be (7) rows of interior columns, spaced (north to south) at 50' on center.
- The building will be insulated with 4" thick fiberglass insulation in all exterior walls and 6" fiberglass insulation in the roof. Insulation will have a reinforced white metalized poly facing.
- Overhead doors will consist of (18) 8'-2" x 9' insulated steel doors with full vertical lift track, manually operated and steel back covers.
- Dock doors will have full cushioned seals with header vinyl.
- (13) doors include 6' x 8', 30,000# mechanical pit levelers with rubber bumpers
- (5) doors include 6' x 8', 45,000# mechanical pit levelers with rubber bumpers
- (1) 20'-2" x 16' insulated steel door with a full vertical lift track, motor operated with safety sensor beams and a wall button mounted controller inside the building
- Two dock area office/ rest rooms are included in the shell
- An allowance of \$400,000 is included for office infill and can be increased or decreased based upon the tenant or buyer's needs; final number will reflect the office number less the allowance number

BUILDING CONCRETE

- Concrete will be a 4000psi mix in the floor and a 3500psi mix in the footings and foundation walls.
- All foundation and slab will be reinforced as a required to sustain building design loads.
- A concrete grade beam will be used around the perimeter of the building with concrete column pads for the main building columns.
- The building floor will be 6" thick, with 6x6 #6-6 wire mesh over 10 mil vapor barrier over 4" of compacted base rock.

Property Details

PLUMBING

- A 4" diameter water line runs into the building with a 3" meter at the pit
- Two restrooms with one stool each and one drinking fountain and mop sink located at the west side of the building near the dock door area.
- A 4" diameter sewer line extends into the office area for future plumbing hookups

SPRINKLER SYSTEM

The sprinkler system is designed to meet NFPA compliance. Engineering will be provided by a qualified fire suppression company. The sprinkler system includes the following:

- A complete set of blueprints and hydraulic calculations showing material and install will comply with NFPA and local fire protection codes.
- Labor and materials to install a fire pump 1500gpm @ 100psi, 460-volt; 3-phase with a wye delta open controller and jockey pump.
- Labor and material to install (4) complete wet pipe ESFR systems.
- Labor and material to install approximately 1640 – 16.8 ESFR pendent sprinkler heads in the warehouse.
- Labor and materials to install approximately 42 new pendent sprinklers in the white box area.
- Labor and materials to install one 8" Ames 2000SS DCA backflow prevention device inside the building.

HVAC

- 16 Reznor type UDAP 400,000 BTU gas fired unit heaters, programmable thermostats, and all required venting.
- Two 5,000 cfm wall mounted exhaust fans with motor guard, gravity shutter, and factory disconnect.
- Two stationary louvers with counterbalanced back draft dampers

ELECTRIC

Electrical work will be provided by a licensed electrician and include the following:

- (210) high-bay LED light fixtures, 30–35-foot candle lighting
- (8) Exit/Emergency lights & 38 emergency lights with battery back ups
- (24) 110 volt receptacles
- Wire 2 exhaust fans and 2 louvers
- Wire 16-unit heaters
- One 1200-amp 480-volt service
- (2) 400-amp 480/277-volt panel in each lease space
- (2) 200-amp 208/120-volt panel in each lease space
- Wiring as required for fire pump
- (6) 25' tall light poles with single head in front parking
- (4) 35'tall light poles with 2 flood lights
- (37) Extra 4" diameter conduits have been installed under the paving for potential additional power needs

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Additional Photos



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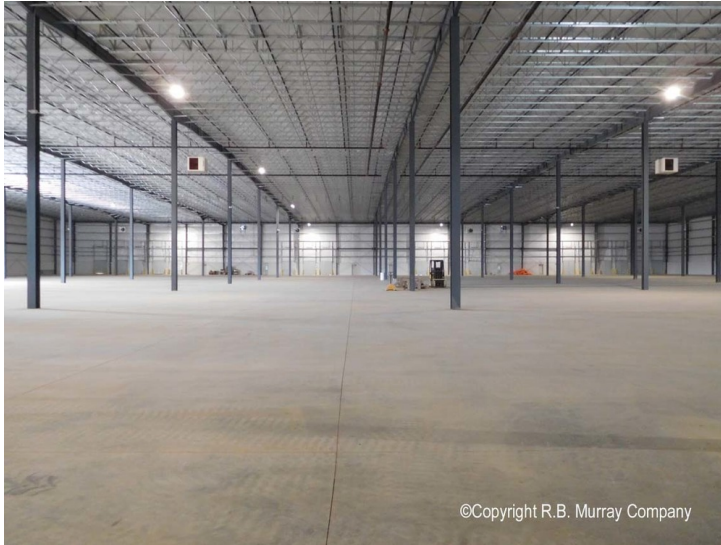
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Aerial



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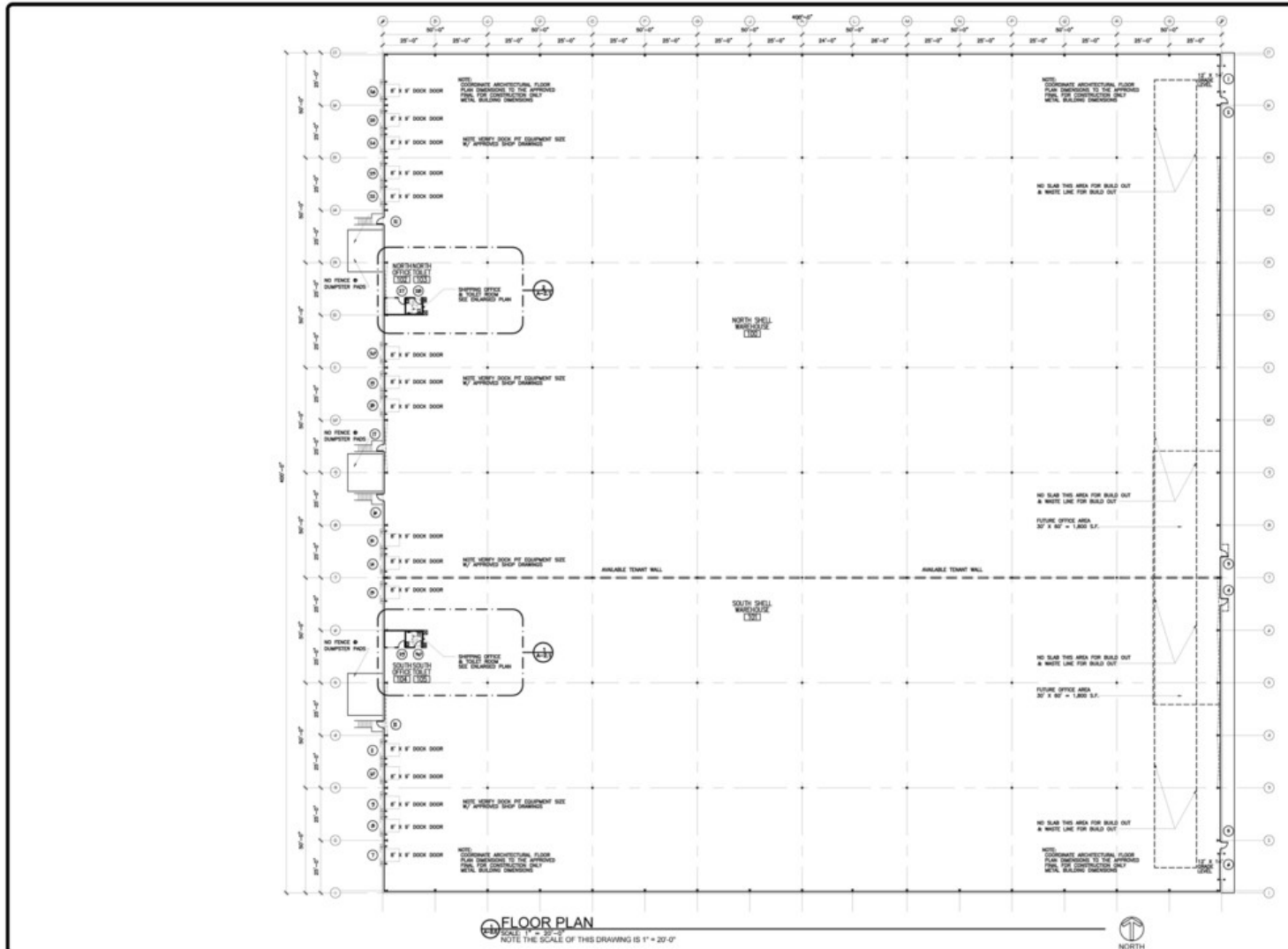
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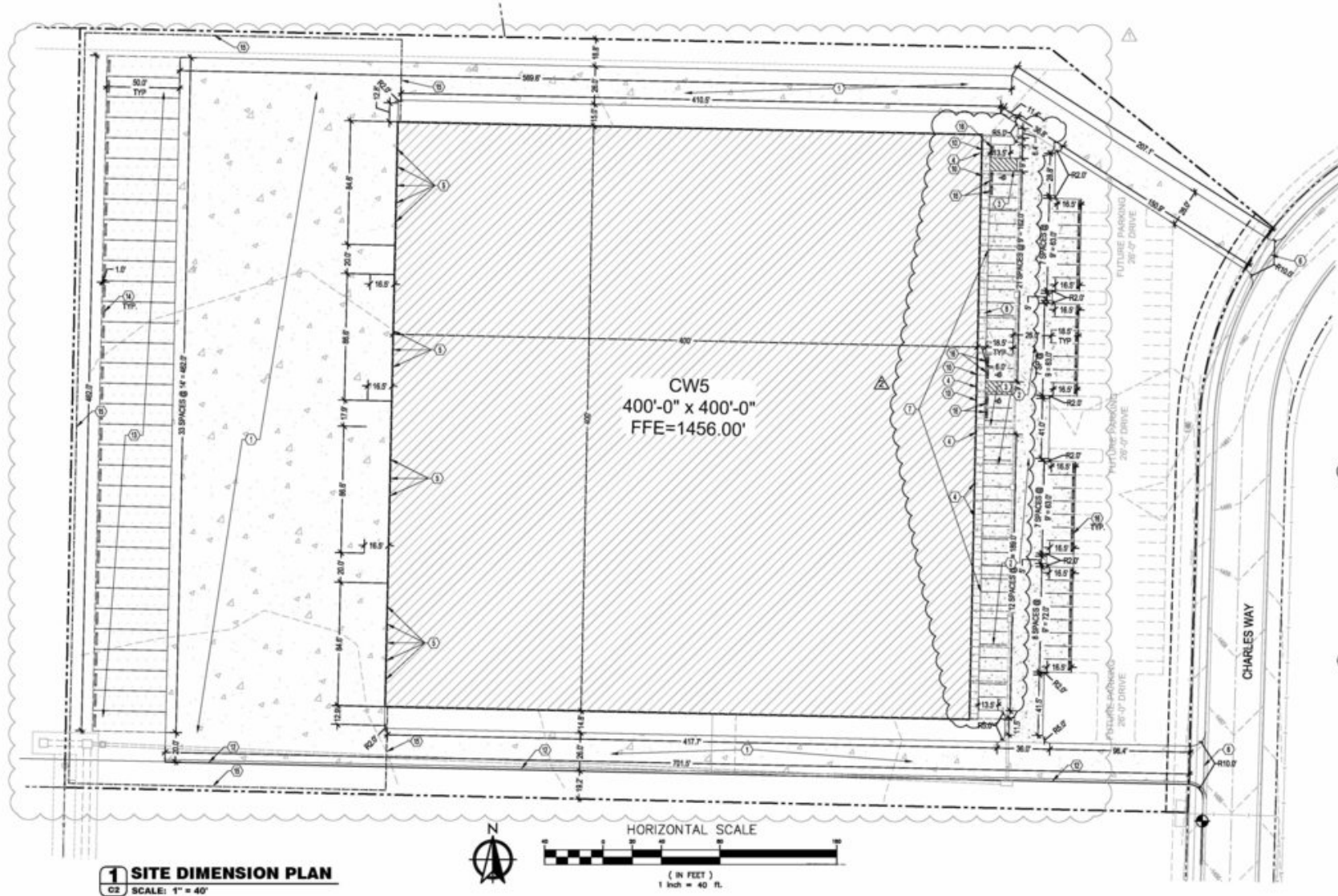
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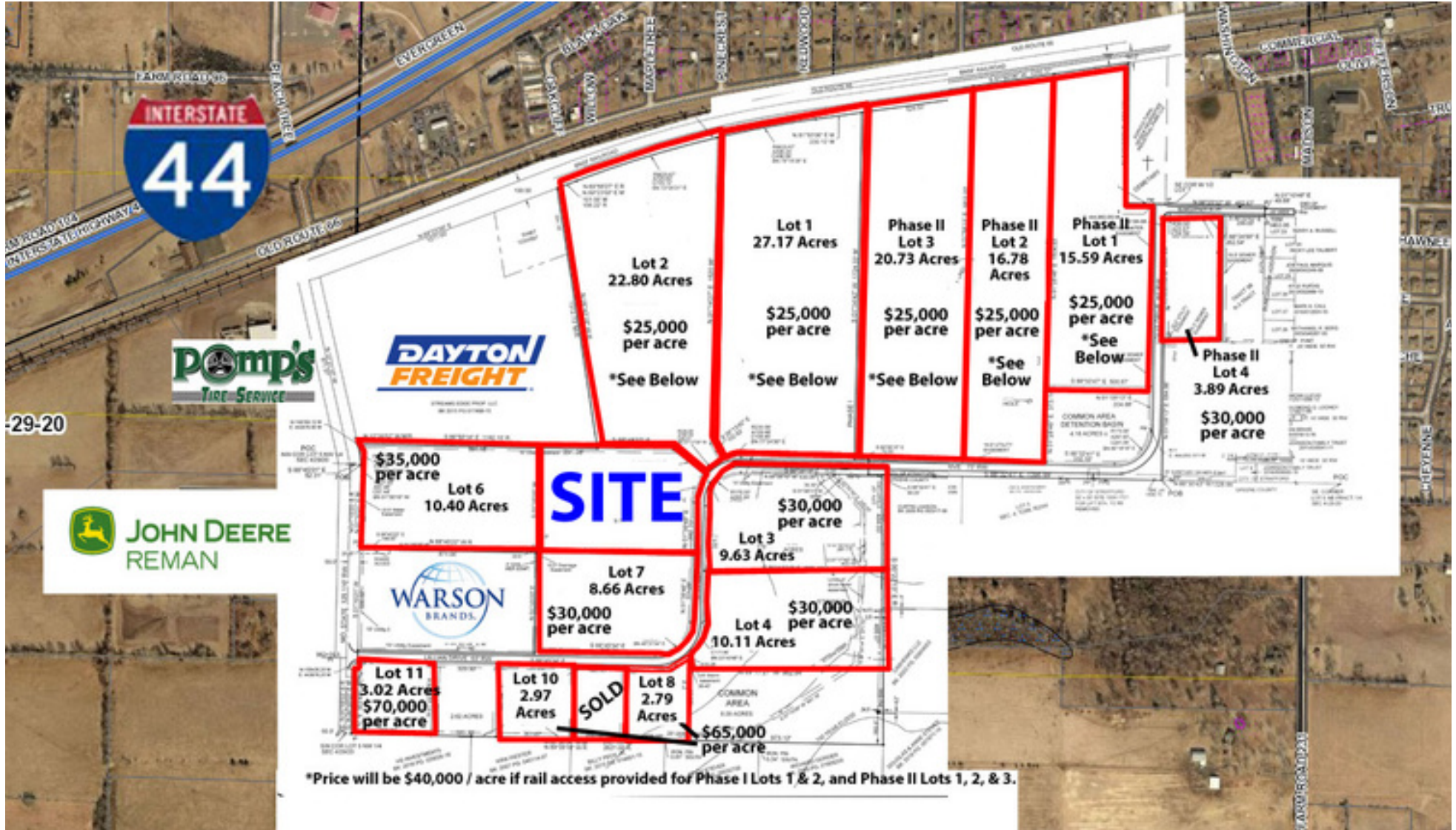
Floor Plans



Site Plans



Southwest Missouri Rail Lots

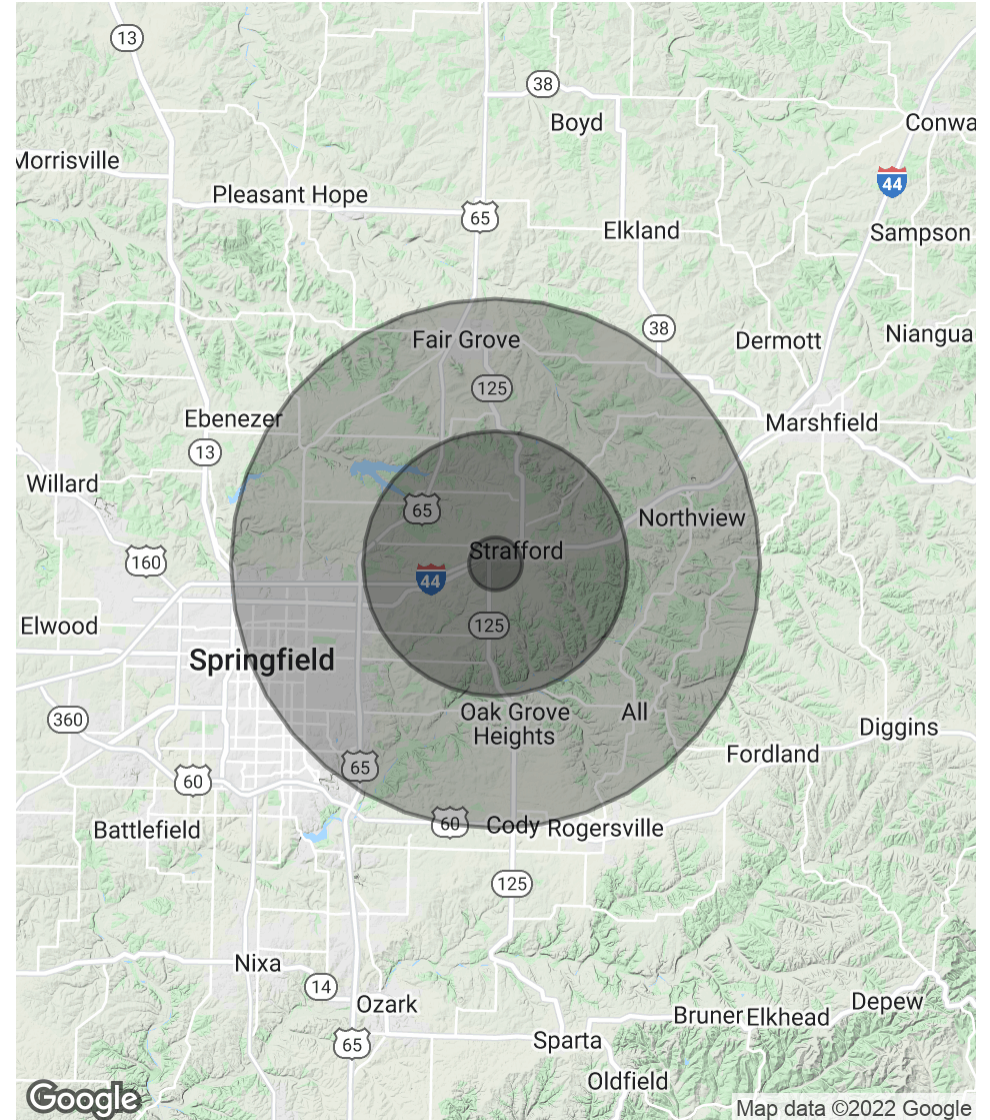


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	286	9,627	74,151
Average age	38.0	40.6	37.4
Average age (Male)	37.7	40.5	36.5
Average age (Female)	38.3	40.8	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	108	3,824	30,770
# of persons per HH	2.6	2.5	2.4
Average HH income	\$57,365	\$72,026	\$59,602
Average house value	\$150,990	\$146,243	\$166,895

* Demographic data derived from 2010 US Census



Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



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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, 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