



Office/Warehouse - North Creek Business Park | 2819 N. Oak Grove Avenue, Springfield, MO 65803

INDUSTRIAL PROPERTY FOR LEASE

- Available immediately 2819 N. Oak Grove - 9,375 SF at \$5.25 PSF (Gross Lease)
- 2827 N. Oak Grove - LEASED
- Zoned GM - General Manufacturing

EST. 1909

Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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COMMERCIAL & INDUSTRIAL REAL ESTATE

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Executive Summary



PROPERTY SUMMARY

	\$4,102 (2819)
Monthly Estimated Rent:	LEASED (2827)
	does not include CAM
Available SF:	9,375± SF
Lease Rate:	\$5.25 SF/yr (Gross)
Lot Size:	2.29 Acres
Building Size:	25,000 SF
Grade Level Doors:	2 (12'x12')
	1 (8'x8')
Dock High Doors:	1 (8'x9')
	2 (9'x9')
Ceiling Height:	20.0 FT
Year Built:	2004
Zoning:	GM - General Manufacturing
Market:	Northeast

PROPERTY OVERVIEW

For Lease at \$5.25 PSF. Gross Lease with Tenant paying their prorata share of common area maintenance, which includes, but not limited to, snow removal, lawn maintenance, exterior and parking lot lighting, etc, which is approximately \$0.20 PSF. Tenant responsible for trash.

Unit 2819 available immediately, 9,375 SF with 1,250 SF office; two docks (8'x8' & 8'x10') & one g/l door (12'x12')
Unit 2827 LEASED

PROPERTY HIGHLIGHTS

- Electrical: 3-phase, 208 / 120
- The building is sprinklered
- Column spacing: 25' x 62.5'



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

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100 Years
SINCE 1909

2819 N Oak Grove



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2819 N. Oak Grove Floor Plan



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Aerial



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Location Maps

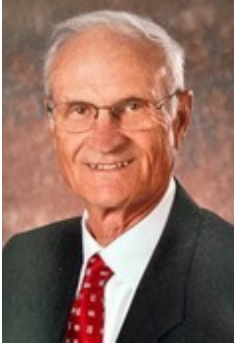


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Advisor Bio & Contact 1

ROBERT MURRAY, JR., SIOR
Chief Financial Officer



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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)

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