



Office/Warehouse for Sale or Lease | 1845 W. Arbor, Springfield, MO 65807

OFFICE/WAREHOUSE BUILDING FOR SALE/LEASE

- Office/warehouse building in Southwest Springfield
- Roof for expansion to the west of the building
- Currently Under Contract

EST. 1909

Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com
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Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600



commercial & industrial real estate services





PROPERTY SUMMARY

Monthly Estimated Rent:	\$5,840.33 (plus expenses)
Rental Rate:	\$7.00 PSF (NN)
Sale Price:	\$950,000.00
Taxes:	\$16,529.48 (2016)
Lot Size:	1.31 Acres
Building Size:	10,012 SF
Available:	Immediately
Warehouse:	2,584 SF
Office:	7,428 SF
Parking:	30 spaces (two h/c)
Electrical:	800A/3P/240V
Utilities:	All
Outside Storage:	Yes
Year Built:	1999
Zoning:	IC - Industrial Commercial

PROPERTY OVERVIEW

This is an office/warehouse with mostly office (74%) and the remaining space (26%) is semi-finished. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- 74% office space with 26% semi-finished warehouse
- Entire building is heated and cooled by a forced air system
- Zoned IC - Industrial Commercial
- Five handicap accessible bathrooms, two have lockers and a shower
- 10' x 15' unfinished storage area to the rear of the building
- 12' x 12' patio area is on the west side of the building
- There is room for expansion to the west of the building
- Real Estate Taxes: \$16,767.93 (2017)

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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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R.B. Murray
COMPANY
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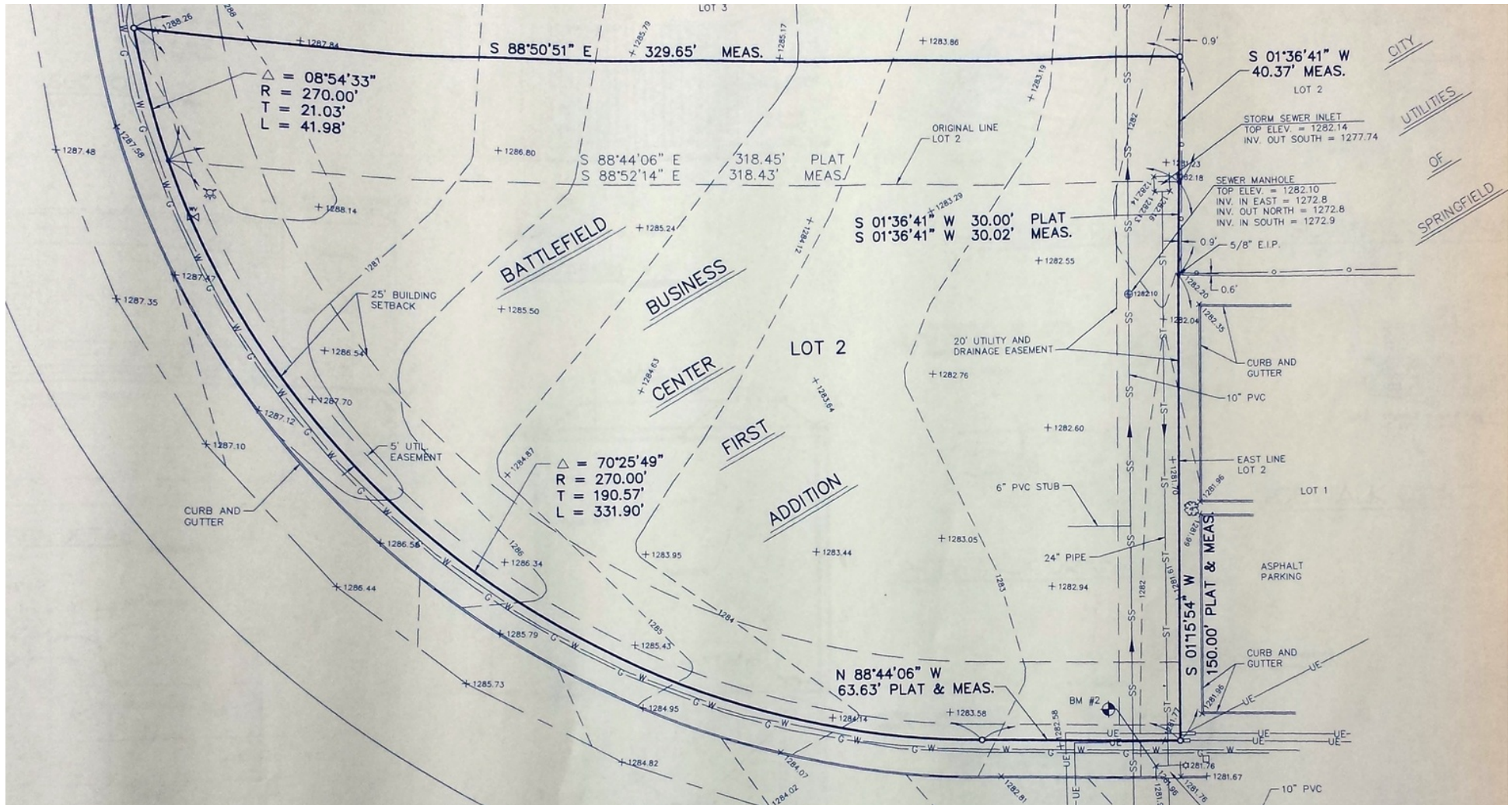
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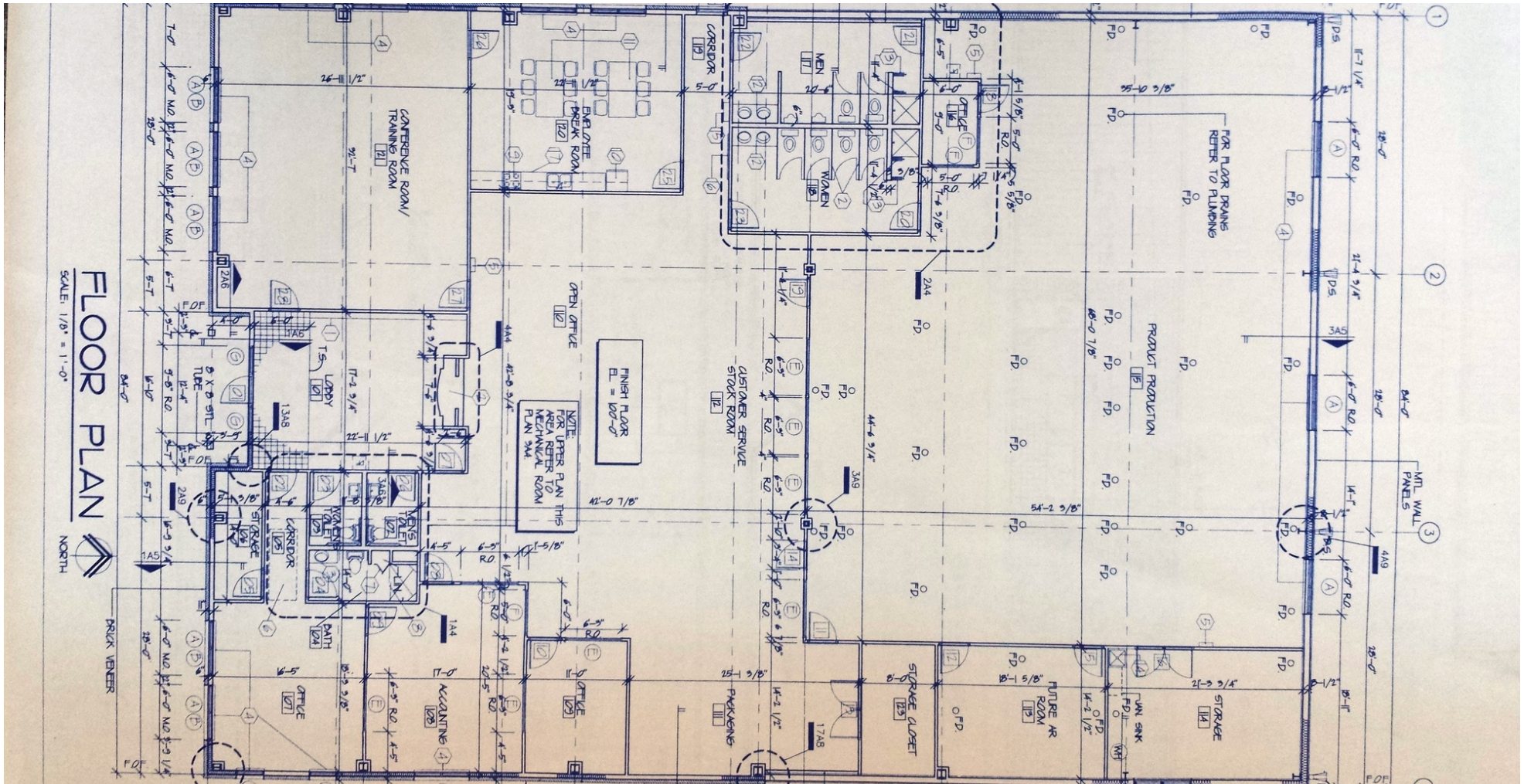


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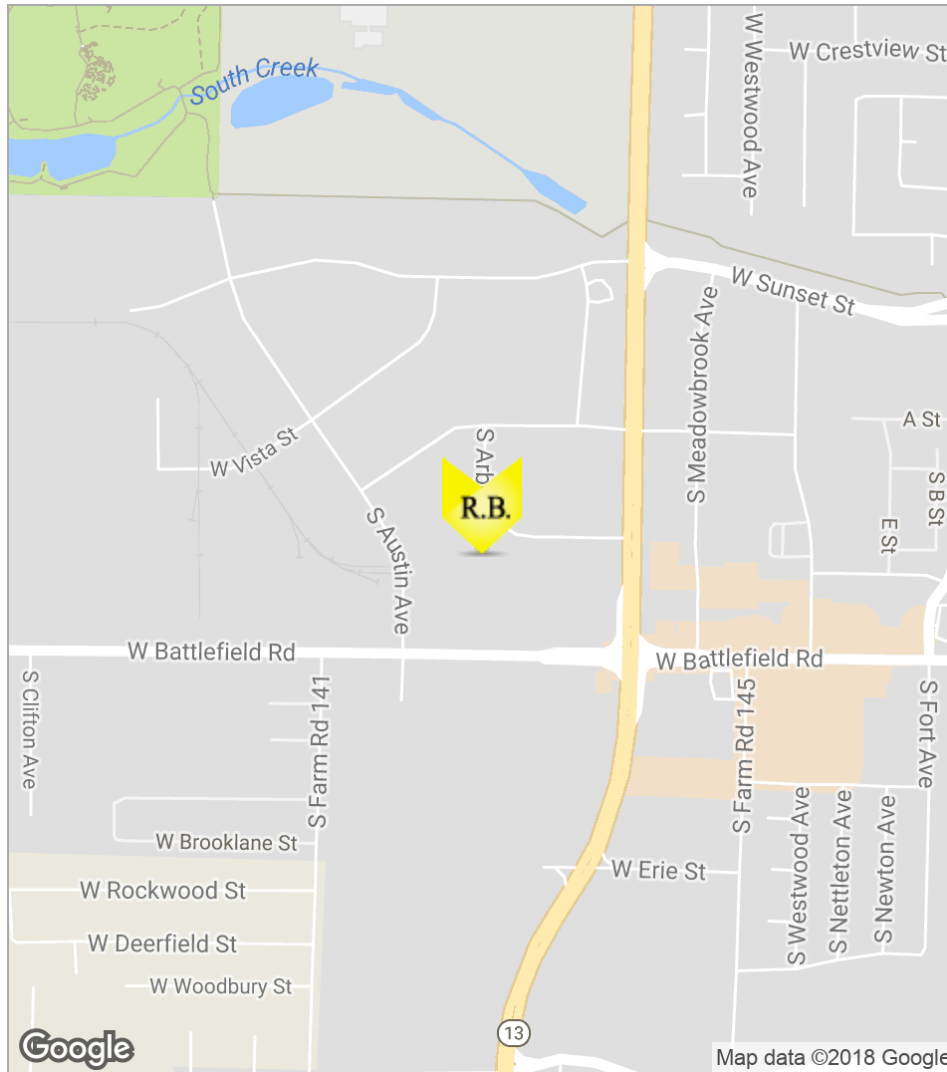


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OFFICE BUILDING
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ROBERT MURRAY, JR., SIOR
CFO



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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, Bob was invited to become a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently serves on the chairman's council at 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.

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R.B. Murray
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ROSS MURRAY, SIOR, CCIM
Vice President



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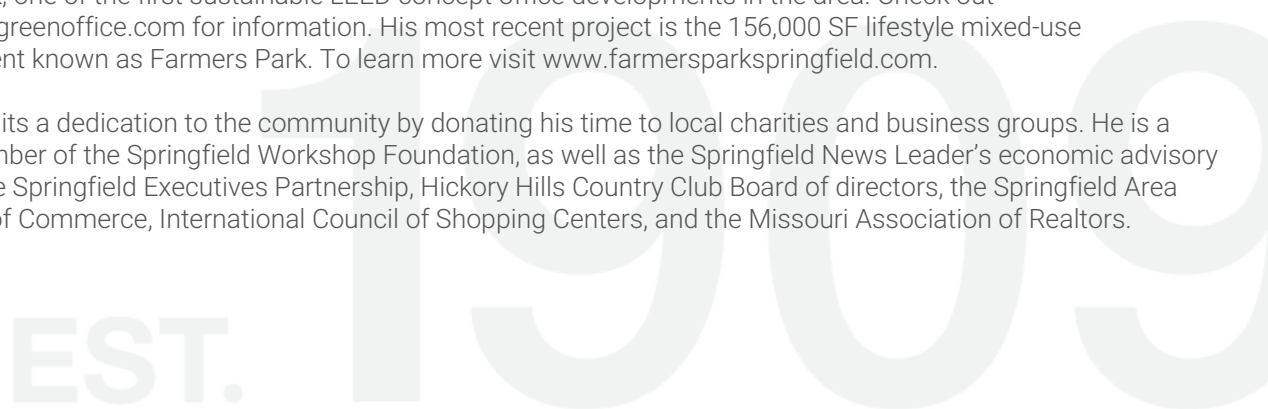
Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales /lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 2,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit www.farmersparkspringfield.com.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.



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.

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