



Climate Controlled Building in Partnership Industrial Park | 4500 E Progress Place, Springfield, MO 65803

## INDUSTRIAL PROPERTY FOR SALE/LEASE

- The building including 22.80 Acres Land For Sale at \$7,500,000.00
- The building plus the additional 14.1 Acres Land For Sale at \$8,585,000.00
- The building including 22.80 Acres Land For Lease at \$4.75 PSF (NN)
- Heavy Manufacturing
- Ideal extrusion facility

EST. 1909

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



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Executive Summary



**PROPERTY SUMMARY**

<b>Lot Size:</b>	22.8 Acres
<b>Building Size:</b>	142,350 SF
<b>Sales Price:</b>	\$7,500,000 or \$8,585,000
<b>Lease Rate:</b>	\$4.75 PSF (NN)
<b>Real Estate Taxes:</b>	\$82,592.81
<b>Grade Level Doors:</b>	Two (12' x 14' & 10' x 12')
<b>Dock High Doors:</b>	Seven (8' x 10')
<b>Ceiling Height:</b>	23.0-29.0 FT
<b>Year Built:</b>	1998
<b>Zoning:</b>	HM - Heavy Manufacturing
<b>Market:</b>	NE Springfield

**PROPERTY OVERVIEW**

Available Immediately; Building is ideal for an extrusion facility - with appropriate length, chillers and proximity to rail. There is an additional 14.1 acres, listed separately, that can be purchased at a discount with this building to make a total acreage of 36.9 acres.

**PROPERTY HIGHLIGHTS**

- Office: 15,900 SF; Mezzanine: 3,308 SF
- Productions: 126,450 SF
- For Lease at \$4.75 PSF (NN); taxes approx. \$0.57 PSF; insurance approx. \$0.20 PSF
- Seven dock doors (8' x 10'); two grade-level doors (12' x 14' & 10' x 12')
- Ceiling height is 29' to deck, 23' - 25' clear
- Lighting: Halogen & T-5 lighting
- Electrical: 5,000 Amps, 277/480 Volts
- Restrooms: two in main office and two large restrooms with lockers/showers
- Environmental Assessment available upon request
- Option for rail spur, if required
- Chillers: two 250-ton chillers
- Sprinklers are ESFR with booster pumps
- Floors are 6" concrete

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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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Aerial with description



### PROPERTY DESCRIPTION

Available immediately; building is ideal for an extrusion facility - with appropriate length, chillers and proximity to rail.

### SITE DESCRIPTION

Located in Springfield's Partnership Industrial Park very near Interstate 44 and Highway 65. There is an additional 14.1 acres, listed separately, that can be purchased at a discount with this building to make a total acreage of 36.9 acres.

### ZONING

HM – Heavy Manufacturing

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4500 E PROGRESS PLACE, SPRINGFIELD, MO 65803**

**100 Years**  
SINCE 1909

Additional Photos



East Elevatoin



East Elevation



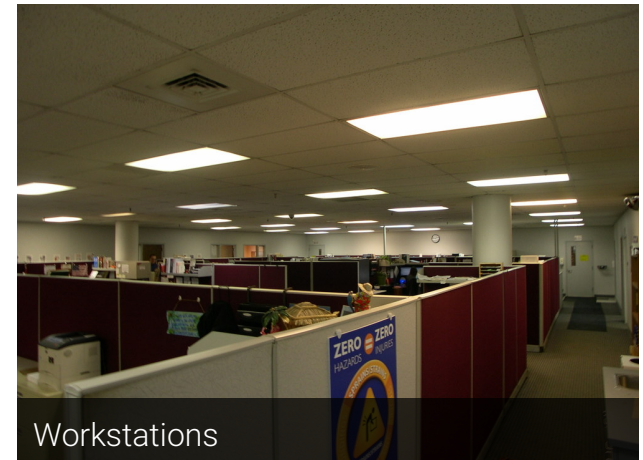
South Elevation



Entry



Conference Room



Workstations

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**R.B. Murray**  
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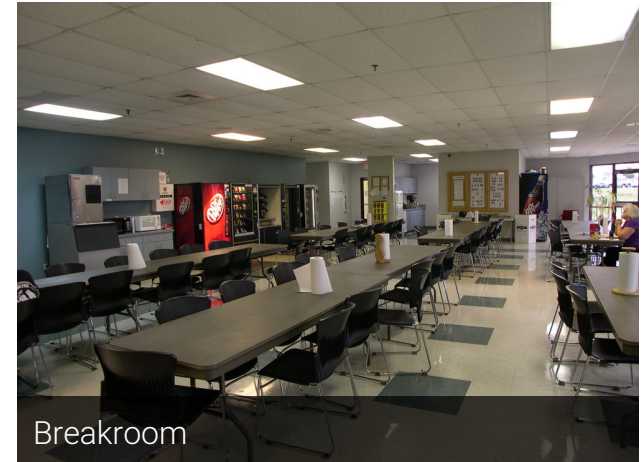
Additional Photos



Executive Office



Laboratory



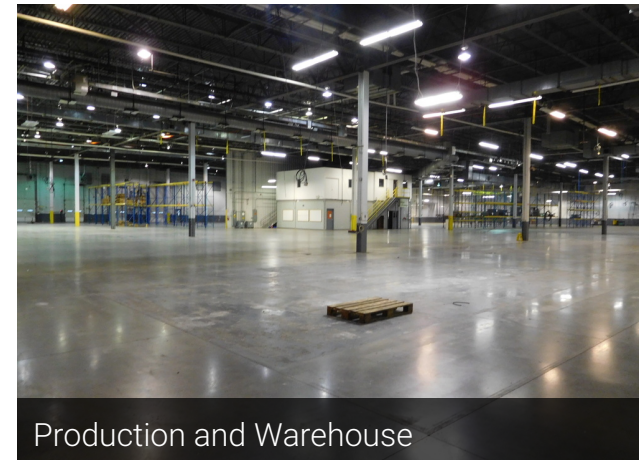
Breakroom



Training Room



Fire Suppression



Production and Warehouse

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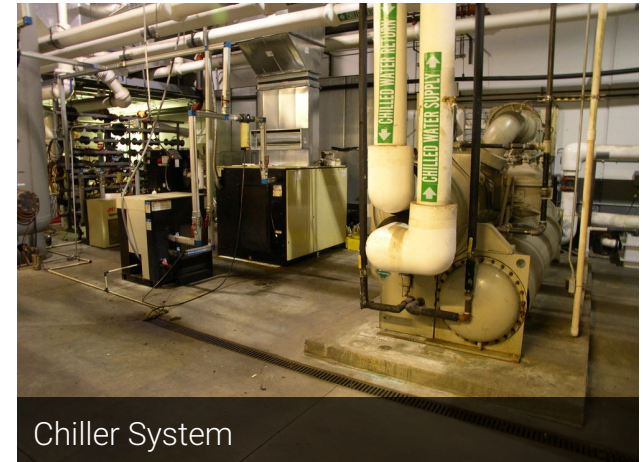
Additional Photos



Warehouse Office



Warehouse & Production



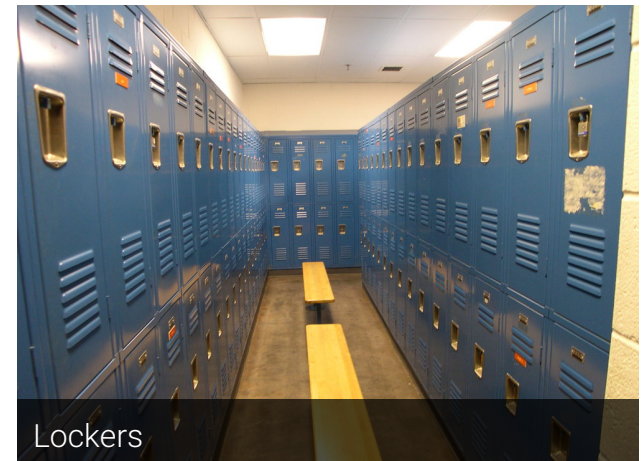
Chiller System



High Capacity Electrical Panels



High Capacity Electrical Panels



Lockers

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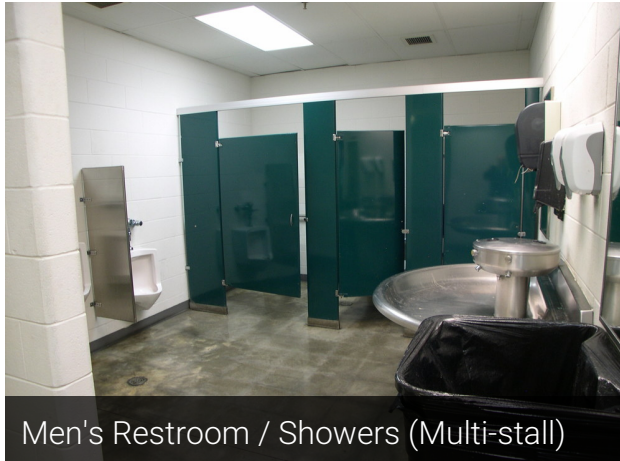
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Men's Restroom / Showers (Multi-stall)



Production Area



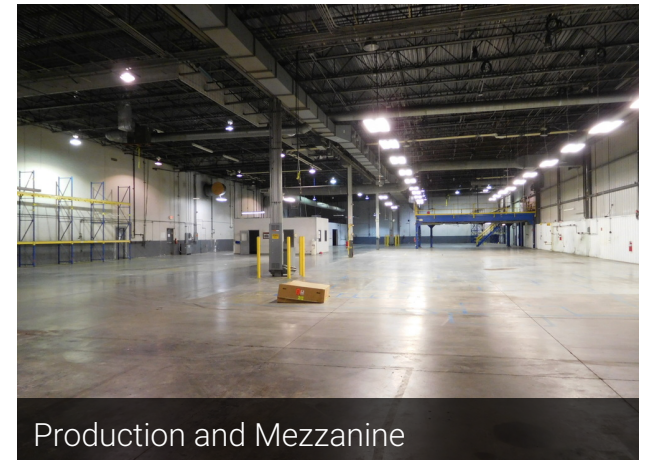
Production Area



Production Area & Fire Suppression



Receiving Area with heated floor



Production and Mezzanine

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Production & Mezzanine



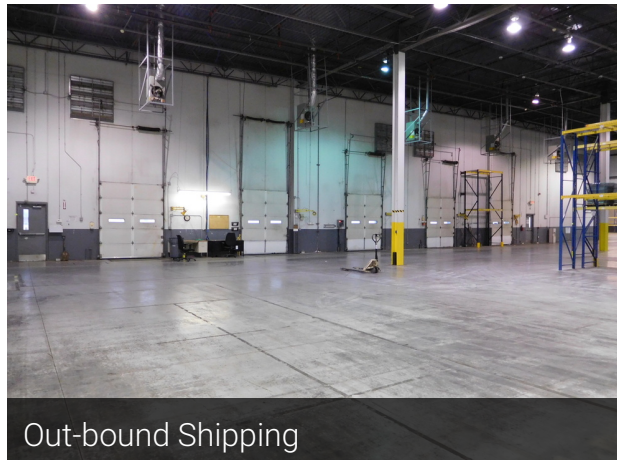
Production & Mezzanine



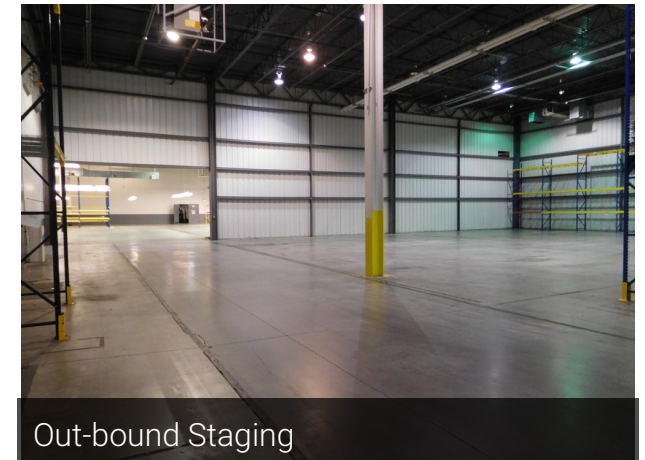
Production & Mezzanine



Production & Mezzanine



Out-bound Shipping



Out-bound Staging

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Out-bound Staging



Production and Staging



Production and Warehouse



Production



Production and Warehouse



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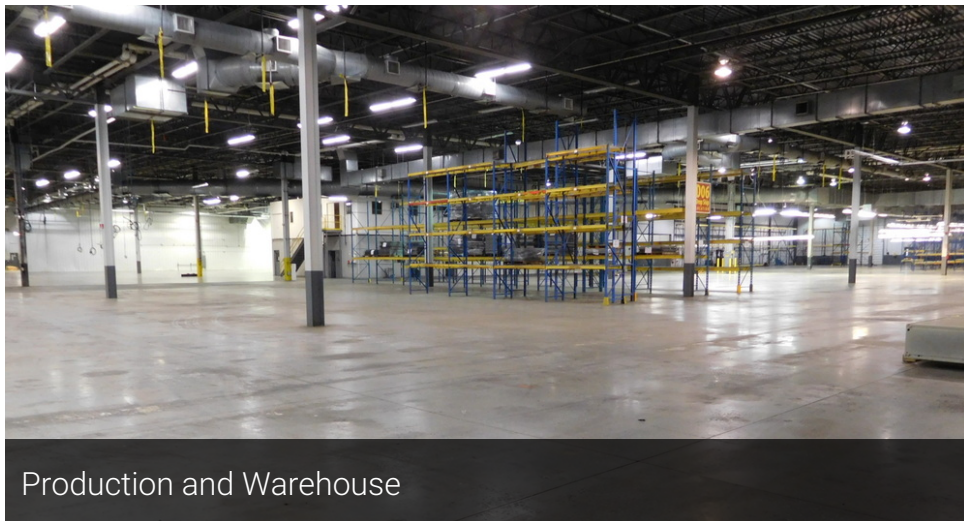
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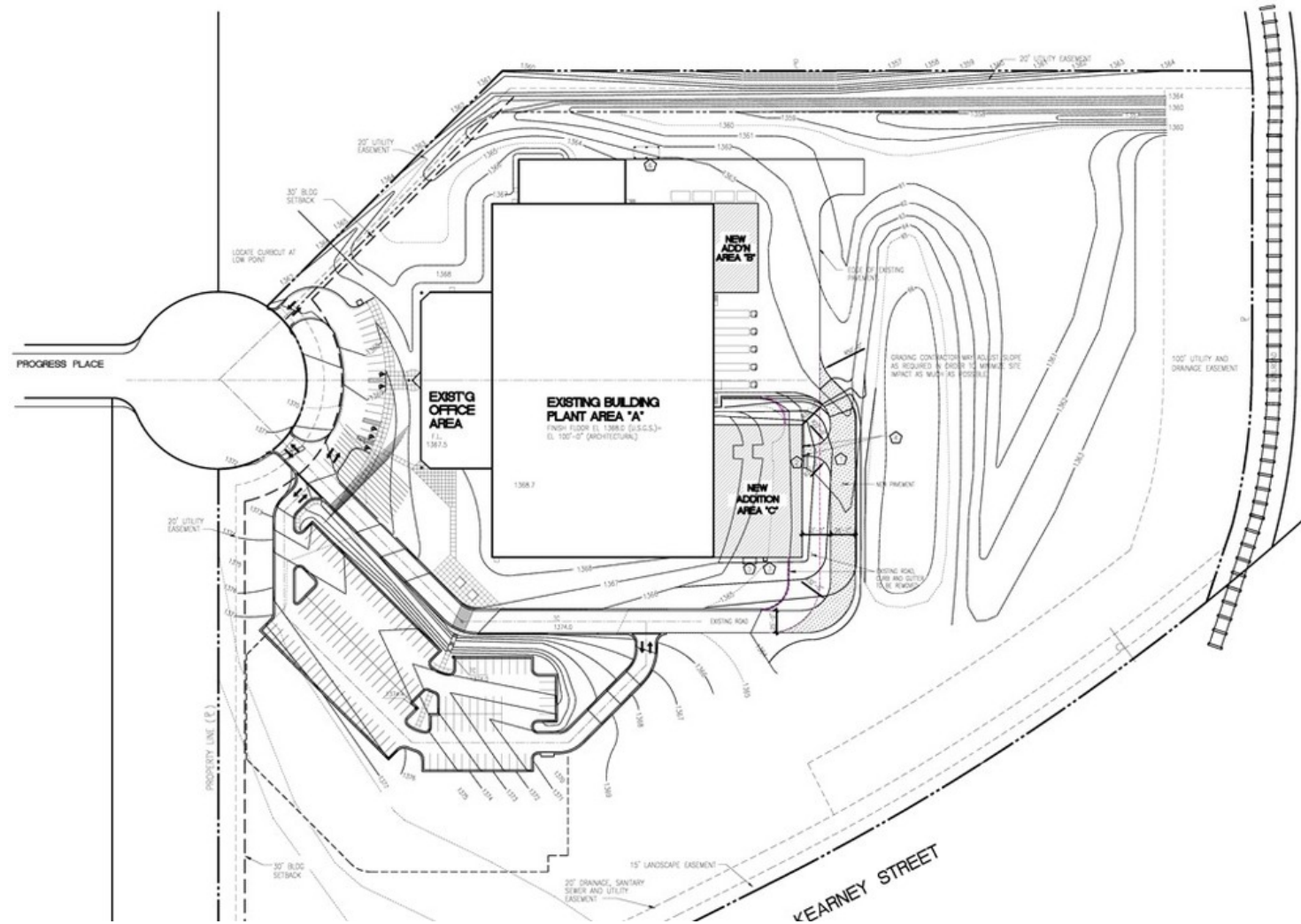
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Site Plan



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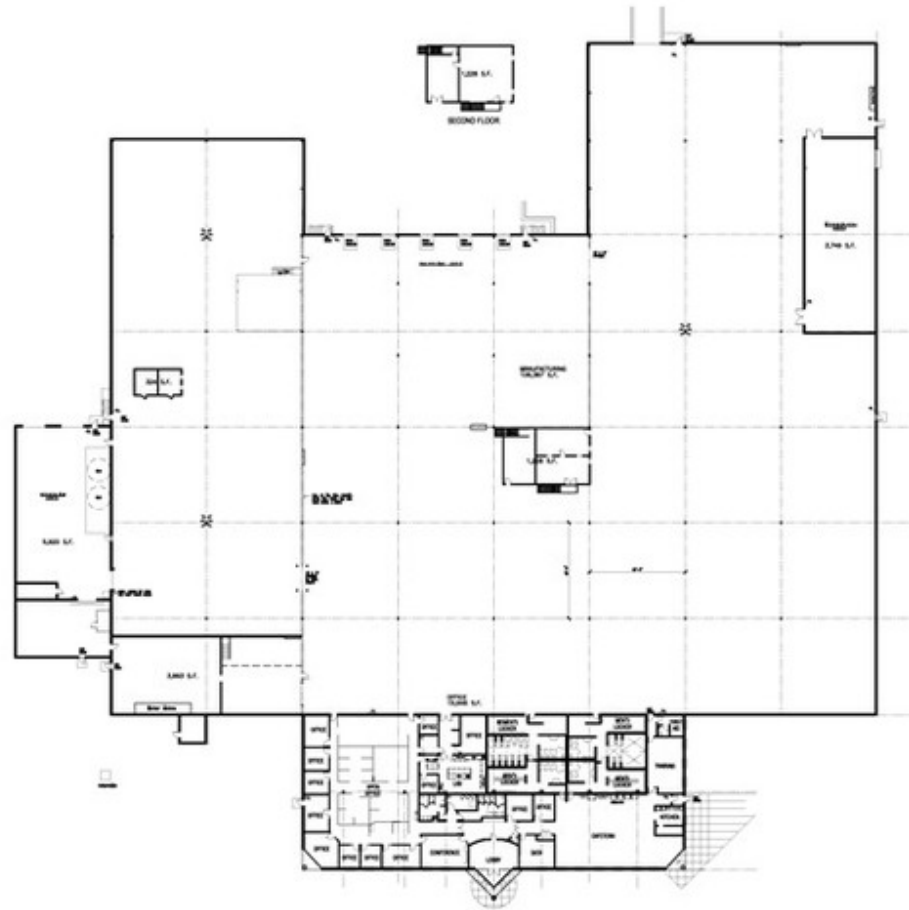
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As-Built

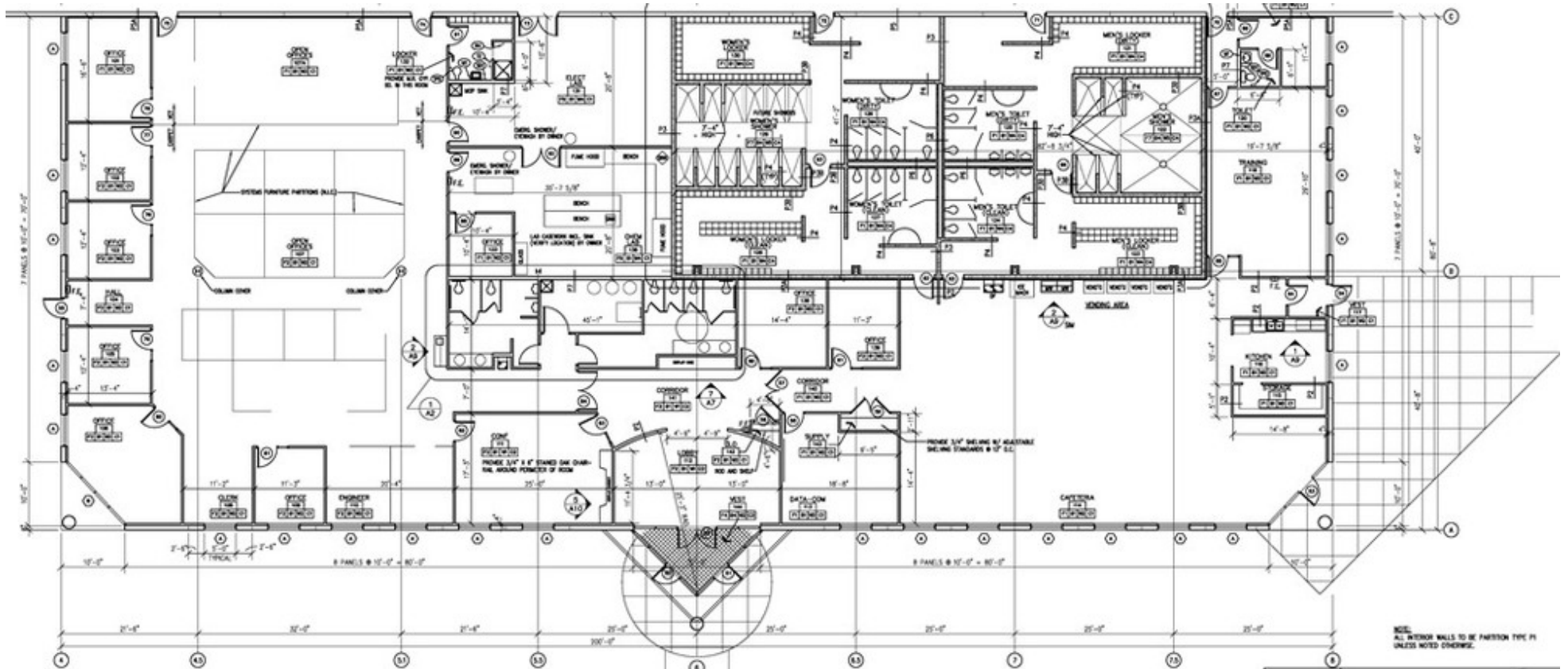


FLOOR PLAN

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Location Maps



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Advisor Bio & Contact 1

**DAVID C. MURRAY, SIOR, CCIM**  
**President**



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Springfield, MO 65809

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**Professional Background**

David has over 30 years experience serving clients in the commercial real estate market. He graduated cum laude from Southwest Missouri State University in 1973, with a degree in Economics. Dave was one of the first Certified Commercial Investment Members (CCIM) in southwest Missouri.

In 1996, he was invited to become a member of the Society of Industrial and Office Realtors (SIOR), making him the first member of both the CCIM and SIOR organizations in Southwest Missouri. As an active member in Springfield's business community, Dave presently serves on the real estate advisory committee for the Community Foundation of the Ozarks where he serves as an advisor for real estate issues. Recently, he served as a panelist for the Chamber of Commerce Economic Conference and the Ozarks Regional Economic Partnership, serving a 10 county trade area.

Currently, Dave serves on the Advisory Board of Directors for Commerce Bank of Springfield. Previously he has served on the board of directors at Mercantile/US Bank where he chaired the Executive Loan, Trust and Audit committees. Dave was a director of Hickory Hills Country Club and served as a division chairman for the United Way. He was also a member of the task force that rezoned the City of Springfield and was a member of the Vision 20/20 Program.

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