



3518 E. Nora - Industrial Space For Lease | 3518 E. Nora Street, Springfield, MO 65803

INDUSTRIAL PROPERTY FOR LEASE

- SHOWN BY APPOINTMENT ONLY
- Office / Warehouse Space For Lease
- 6,750 SF ± For Lease at \$5.15 PSF (Modified Gross Lease)
- Available November, 2018
- Near the Interstate 44 and Highway 65 Interchange

Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

EST. 1909

R.B. | MURRAY COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

rbmurray.com

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$2,896.88 (plus CAM)
Available SF:	6,750 SF
Lease Rate:	\$5.15 SF/yr (MG)
Lot Size:	1.19 Acres
Building Size:	15,150 SF
Grade Level Doors:	1 (10' x 12')
Dock High Doors:	1 (10' x 12')
Year Built:	1999
Zoning:	GM - General Manufacturing
Market:	Springfield
Cross Streets:	Near the I-44 & Hwy 65 Interchange

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

PROPERTY OVERVIEW

Available November 1, 2018. For Lease at \$5.15 PSF (Mod. Gross with tenant paying increases in taxes & insurance. Landlord responsible for mowing. Landlord invoices Tenant for water, sewer and snow removal.

PROPERTY HIGHLIGHTS

- Available November 1, 2018; SHOWN BY APPOINTMENT ONLY
- Office/Warehouse For Lease 6,750 SF ±
- 5,050 SF warehouse; 1,700 SF finished office
- Finished area includes a reception with open office area, two private offices, conference room, janitor's room and two restrooms
- One g/l door (10' x 12') and one dock door (10' x 12')
- Column spaces are approximately 25' east & west, 45' north and south



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100 Years
SINCE 1909

Additional Photos



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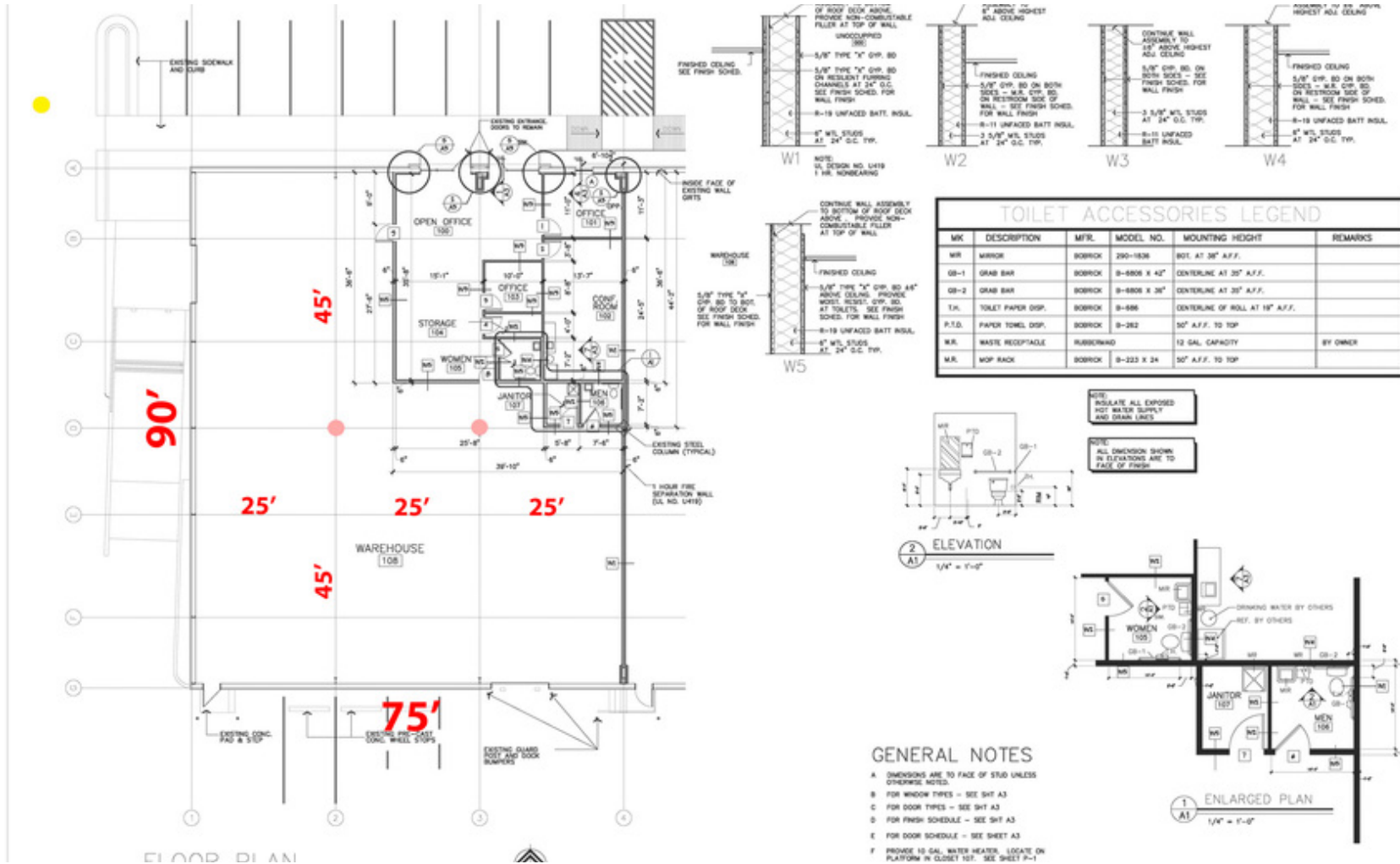
Additional Photos



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Floor Plans



MARSHALL WATERS WOODY
architecture & planning

1736 E. Sunshines, Suite 311
Springfield, Missouri 65804
Phone: (417) 866-2720
FAX: (417) 866-0161

NEW TENANT INT'L FOR: BARR-THOSP ELECTRIC COMPANY
3518 E. NORA
SPRINGFIELD, MISSOURI

date: NOV, 1999
revised:

drawn: [signature]
checked: [signature]
comm. [signature]

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Aerial



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Location Maps



Advisor Bio & Contact 1

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.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)