



Industrial/Office Space for Lease | 1106 N. Eaglecrest, Nixa, MO 65714

INDUSTRIAL/OFFICE SPACE FOR LEASE

- 2,000± SF of Office Space
- Located just west of Hwy 160 in Nixa
- Shown by appointment only
- Available April 2018 - Earlier occupancy possible

EST. 1909

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



commercial & industrial real estate services



PROPERTY SUMMARY

Available SF:	10,000 SF
Lease Rate:	\$4.50 SF/yr (NN)
Est. Monthly Rent:	\$4,400.00 (includes est. CAM)
Available:	April 2018 Earlier occupancy possible
Zoning:	M-1 Light Industrial
CAM Charge / SF	\$0.78 PSF
G/L Doors:	Three (16'x14')
Ceiling Height:	16' ft to eave
W/H Lighting:	Flourescent
Office Space:	2,000± SF
Warehouse Space:	8,000± SF

PROPERTY OVERVIEW

Warehouse/office space for lease on Eaglecrest in Nixa. The property has 2,000± SF of office space with three G/L doors. Located just west of Highway 160. The space is available April 2018. Earlier occupancy possible. Shown by appointment only. Contact listing agent for more information. The office is finished with four private offices, break area, and an open front/reception area.

PROPERTY HIGHLIGHTS

- G/L Doors: Three (16'x14')
- Ceiling Height: 16' ft to eave
- W/H Lighting: Fluorescent
- 2,000± SF office space; 8,000± SF warehouse space
- Available April 2018 - Earlier occupancy possible
- Four private offices, break area & and open entrance area
- Shown by appointment only

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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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SPACE PROPERTY
FOR LEASE

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100 Years
SINCE 1909



Entrance / Reception



Private Office



Private Office



Private Office



Private Office



Break area

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R.B. Murray
COMPANY
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SPACE FOR LEASE

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100 Years
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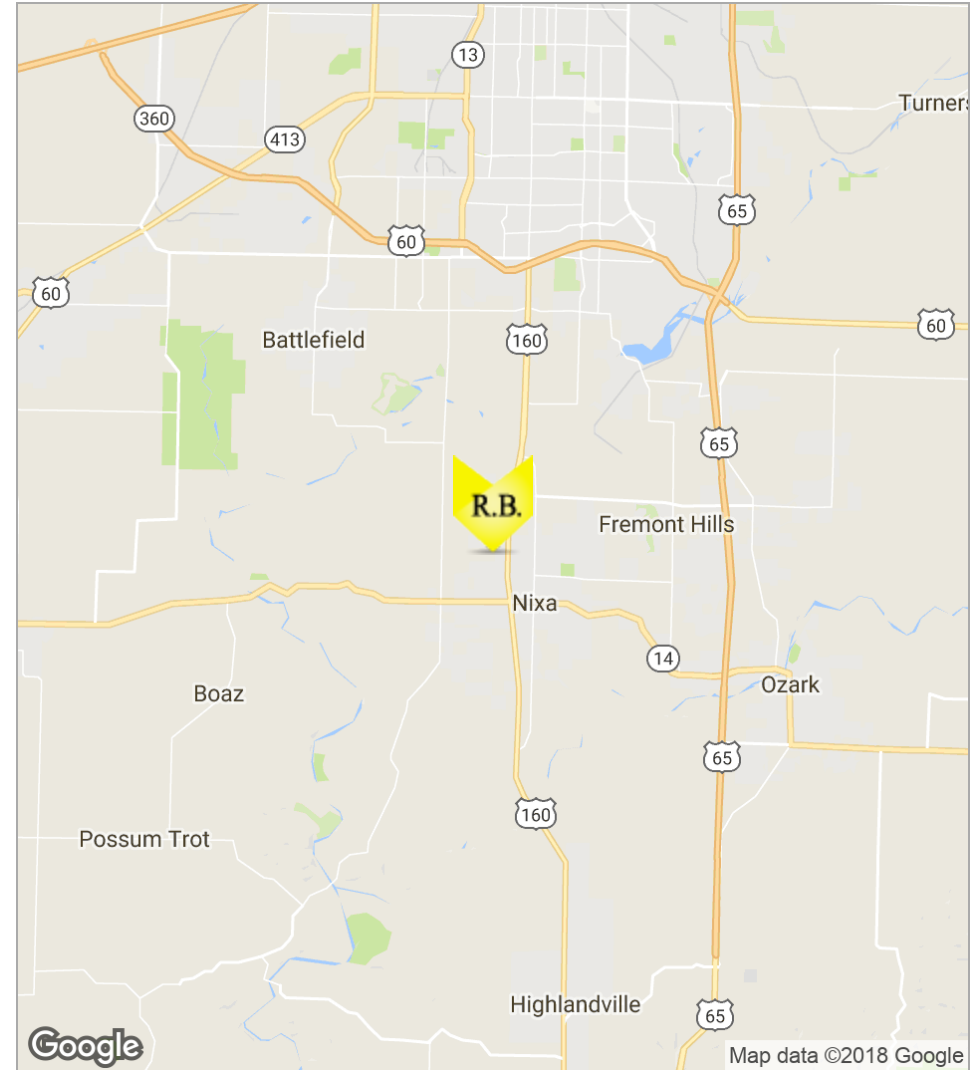
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INDUSTRIAL/OFFICE
SPACE FOR LEASE

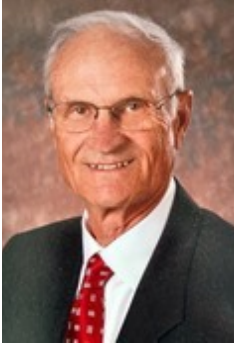
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ROBERT MURRAY, JR., SIOR
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Professional Background

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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DAVID C. MURRAY, SIOR, CCIM
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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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