



OFFICE/WAREHOUSE SPACE FOR LEASE

OFFICE/WAREHOUSE SPACE FOR LEASE | 530 S CAVALIER AVE, SPRINGFIELD, MO 65802

- Located just south of Chestnut Expressway
- Easy access to Hwy 65

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
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Robert Murray, Jr., SIOR
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$3,250.00 (plus expenses)
Available SF:	6,000 SF
Lease Rate:	\$6.50 SF/yr (MG)
Lot Size:	1.92 Acres
Building Size:	22,000 SF
Grade Level Doors:	1
Dock High Doors:	1
Year Built:	1986
Zoning:	GM - General Manufacturing

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

PROPERTY OVERVIEW

Office/warehouse space now available for lease on South Cavalier. Easy access to Hwy 65. Located just south of Chestnut Expressway. The finished area includes a reception area (20' x 14'), one private office (13' x 10') and two restrooms. The office area is heated and cooled with two window units. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Warehouse Space: 5,500± SF
- Office Space: 500± SF
- Columns: Two at 25' North and South
- Lighting: Florescent 2'x8'; one T-5
- Parking: Shared
- Dock Doors: One (10' x 14')
- G/L Doors: One (14' x 14')
- Electrical - 3-Phase to the Building

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Available Spaces

Lease Rate:
Lease Type:

\$6.50 SF/YR (MG)
Modified Gross

Total Space
Lease Term:

6,000 SF
Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
530 S. Cavalier		\$6.50 SF/YR	Modified Gross	6,000 SF	Negotiable	6,000± SF office/warehouse space for lease at \$6.50 PSF (Modified Gross). Tenant pays increases in taxes and insurance.

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100 Years
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Additional Photos



OFFICE/WAREHOUSE
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Retail Map



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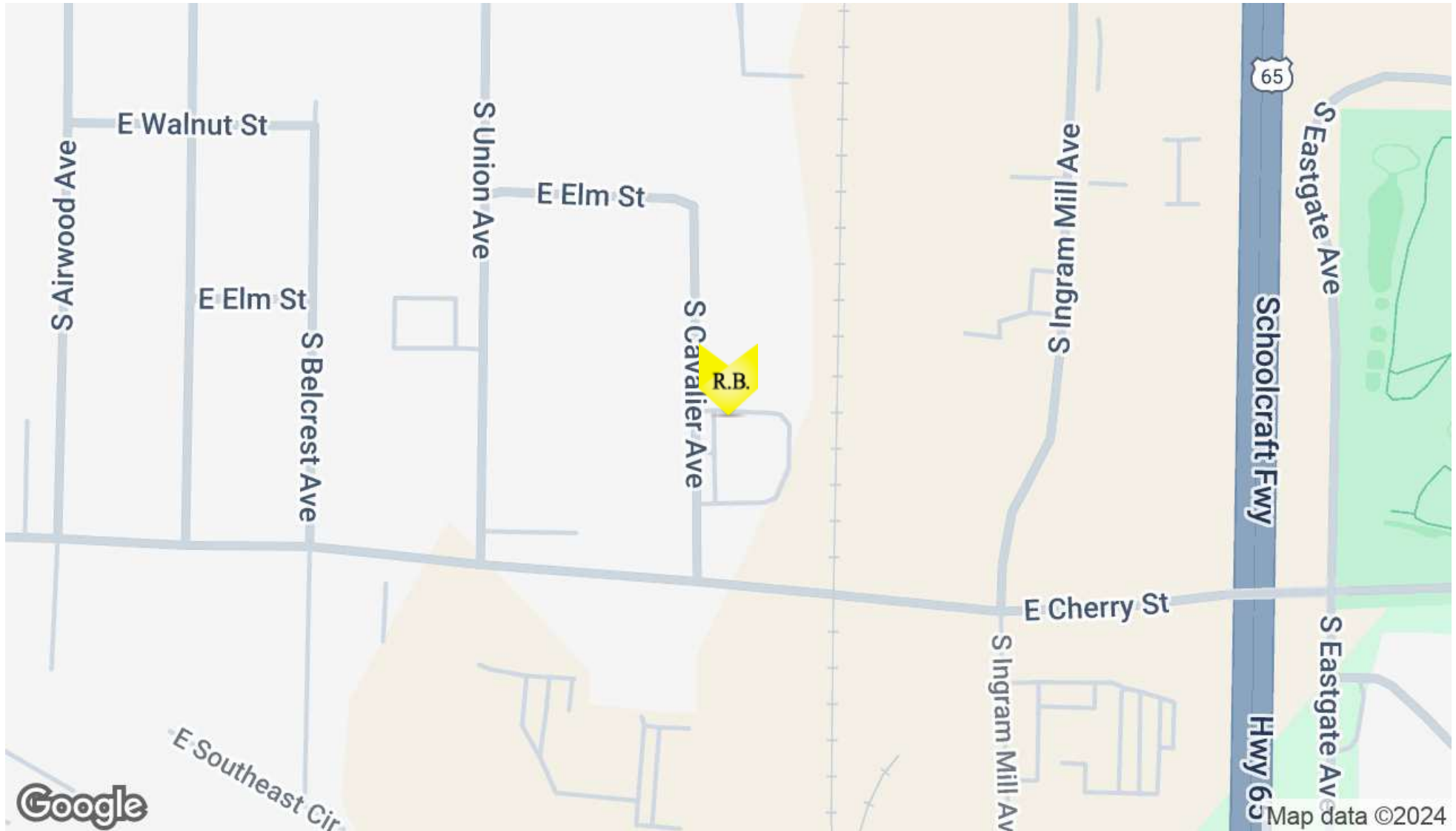
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Location Map



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Demographics Map & Report

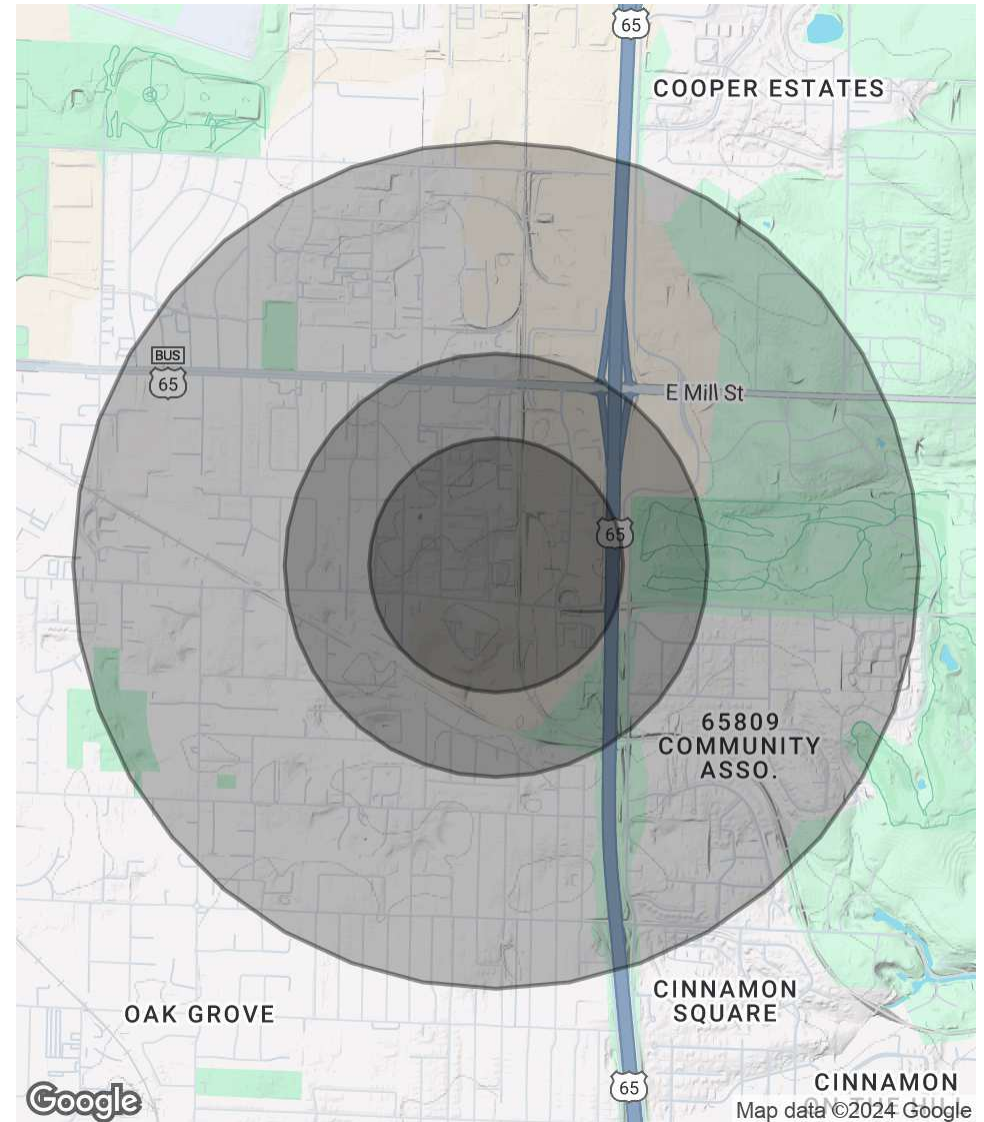
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	335	1,180	6,678
Average Age	39	40	41
Average Age (Male)	38	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

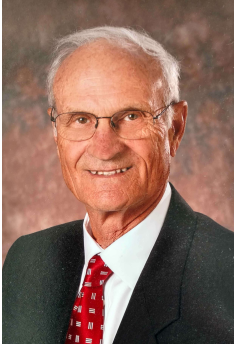
	0.3 MILES	0.5 MILES	1 MILE
Total Households	150	527	2,997
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$63,475	\$66,738	\$77,043
Average House Value	\$215,209	\$232,547	\$273,977

Demographics data derived from AlphaMap



Advisor Bio

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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