For Lease | Industrial

81,000 SF Warehouse

2835 E. Jean Street • Springfield, MO 65803

Lease Overview

Available SF:	81,000 SF
Lease Rate:	$4.75 SF/yr (NNN)
Building Size:	81,000 SF
Grade Level Doors:	1
Dock High Doors:	8
Clear Ceiling Height:	28 FT
Year Built:	2016
Market:	NE Springfield

Property Overview

Property

The Building includes:
-28' clear ceiling height, 32' eave height
-ESFR sprinkler system
-Column grid spacing of 50' x 50'
-8 dock doors measuring 8' x 9'
-1 drive in door measuring 12' x 14'
-1,500 sf office.

Location

Located at on the Northwest corner of Jean St and Cedarbrook Ave. Within a mile of the Interstate 44 and US Highway 65 interchange.

**AVAILABLE 9/15/21

Presented by

TOM RANKIN, CCIM
417.887.8826 x102
tom.rankin@svn.com
MO #1999010458

81,000 SF Warehouse

Additional Photos

81,000 SF Warehouse

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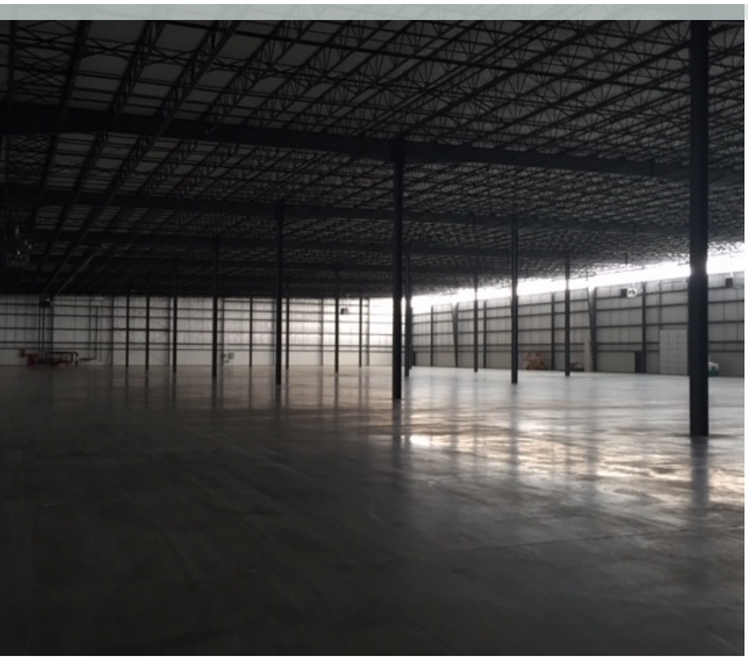
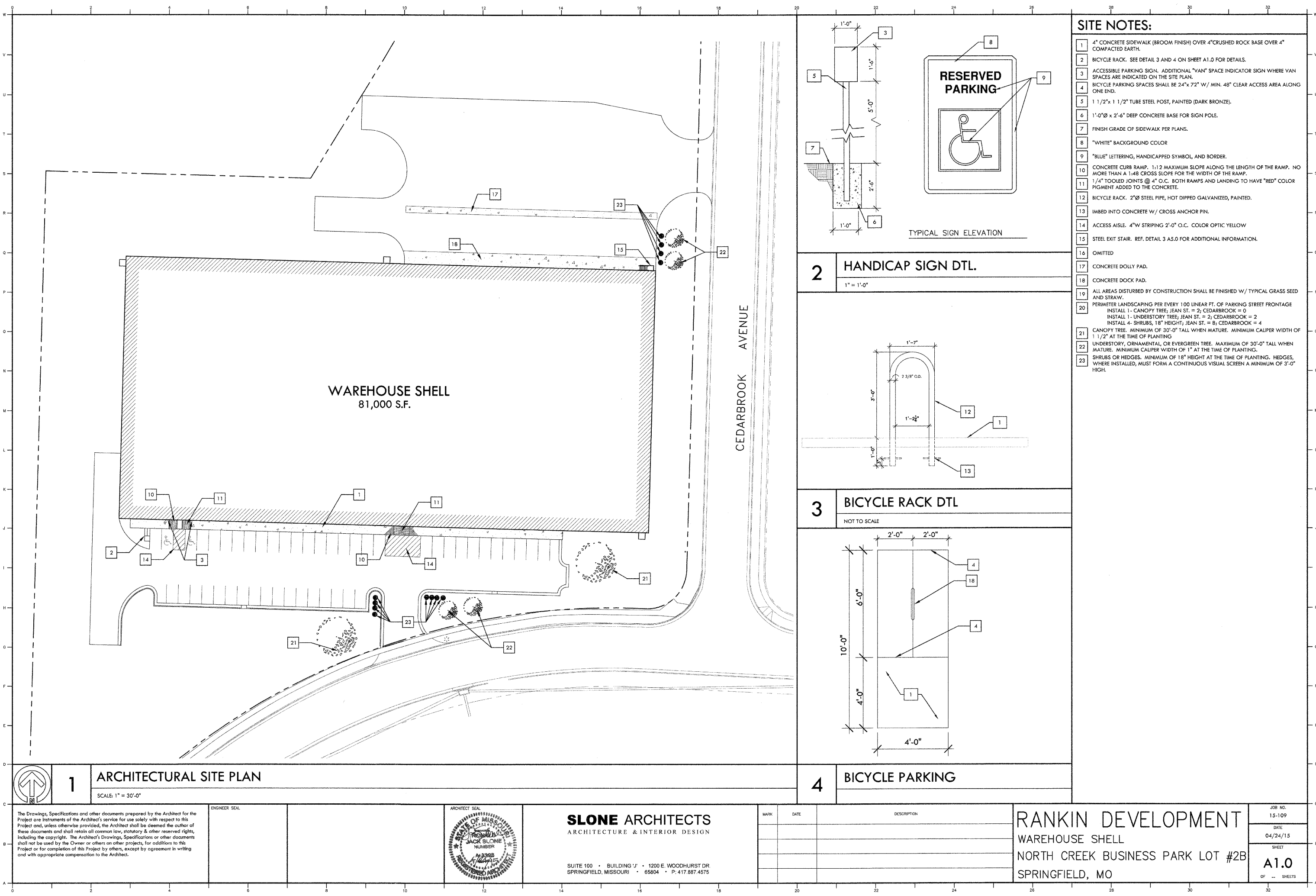
Additional Photos

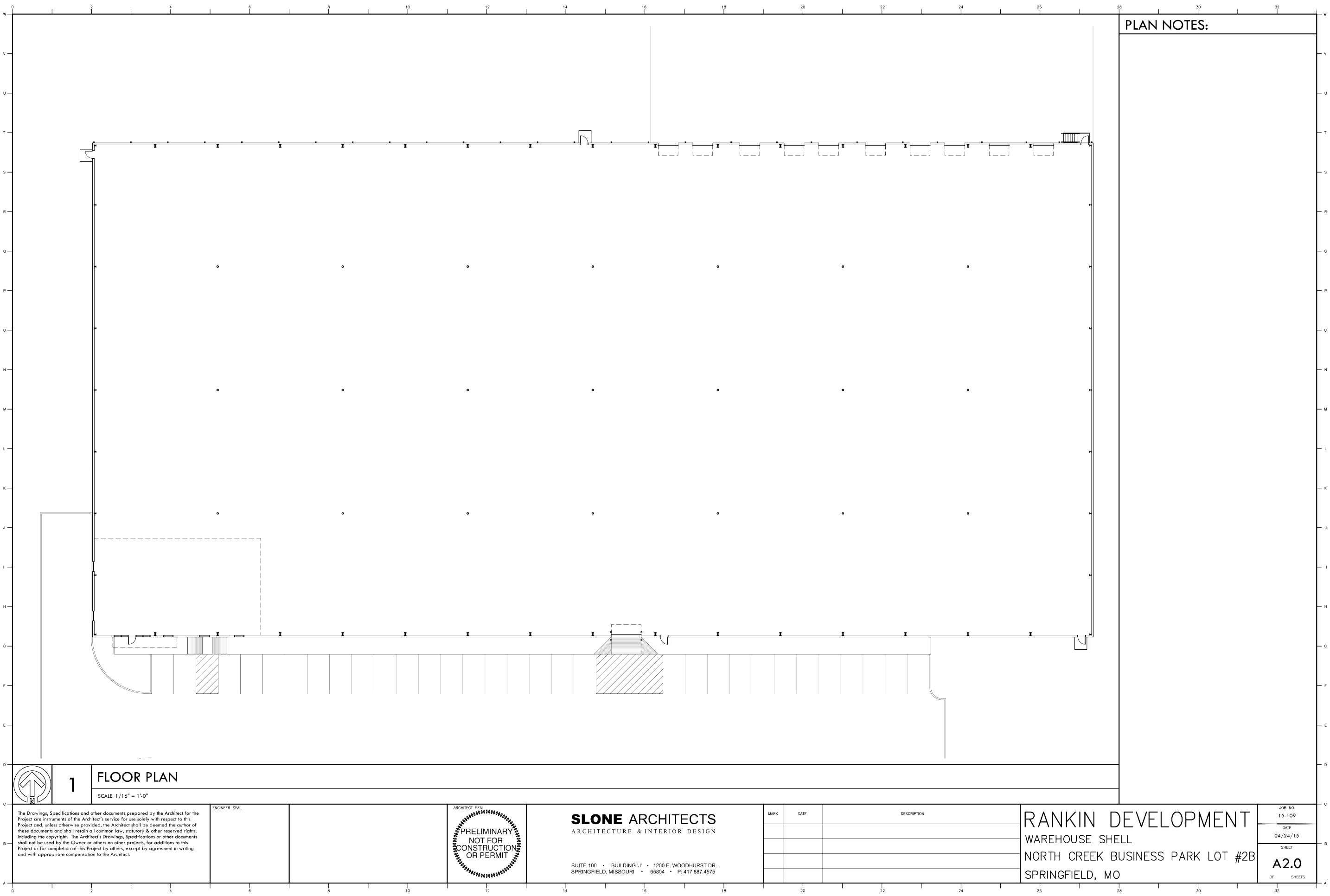


81,000 SF Warehouse

Site Plan



Floor Plan


PLAN NOTES:
1
FLOOR PLAN
SCALE: 1/16" = 1'-0"
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ARCHITECT SEAL
PRELIMINARY
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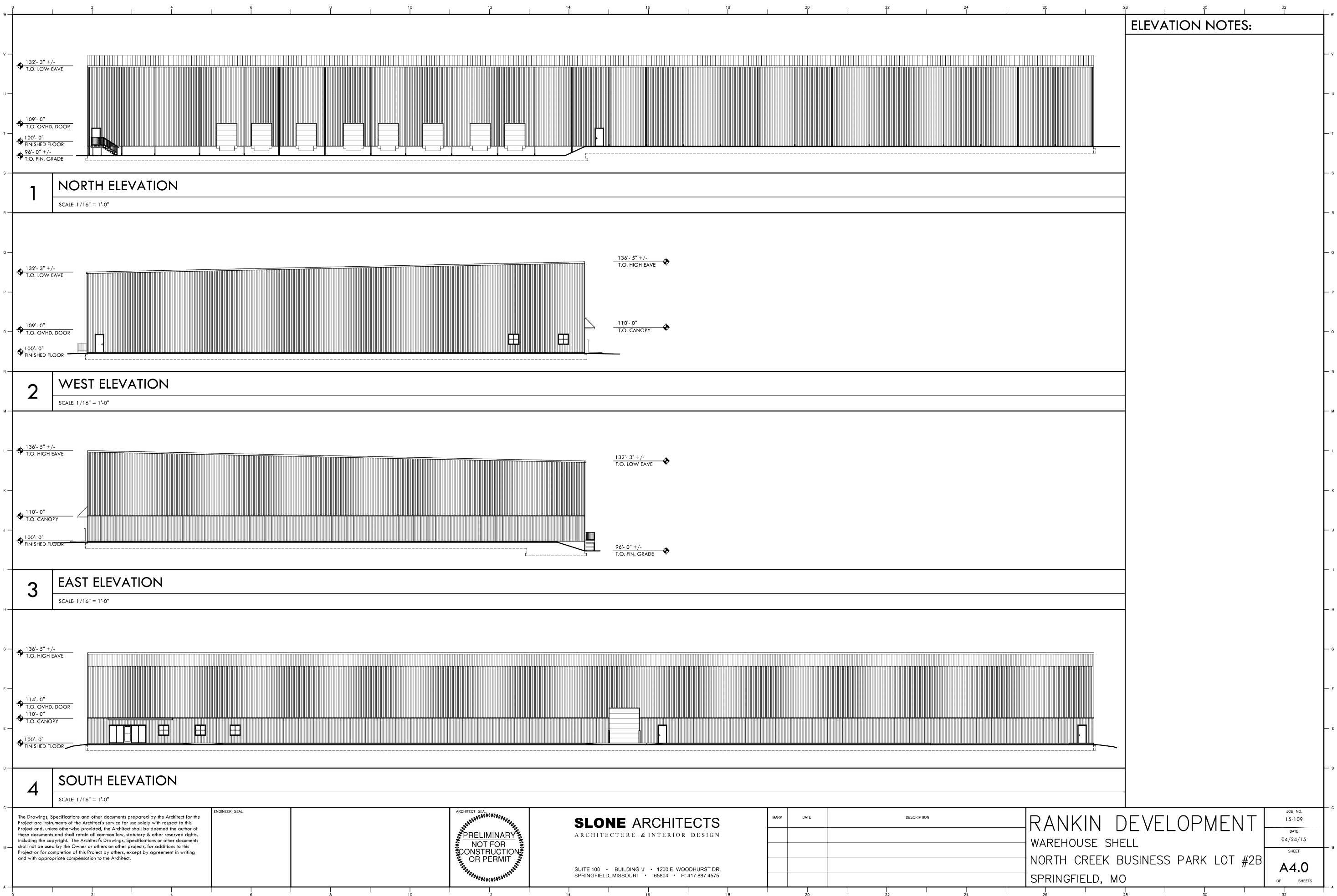
CONSTRUCTION
OR PERMIT
SLONE ARCHITECTS
ARCHITECTURE & INTERIOR DESIGN
SUITE 100 • BUILDING 'J' • 1200 E. WOODHURST DR.
SPRINGFIELD, MISSOURI • 65804 • P: 417.887.4575
MARK
DATE
DESCRIPTION
RANKIN DEVELOPMENT
WAREHOUSE SHELL
NORTH CREEK BUSINESS PARK LOT #2B
SPRINGFIELD, MO
JOB NO.
15-109
DATE
04/24/15
SHEET
A2.0
OF
SHEETS

81,000 SF Warehouse

Elevation Drawing

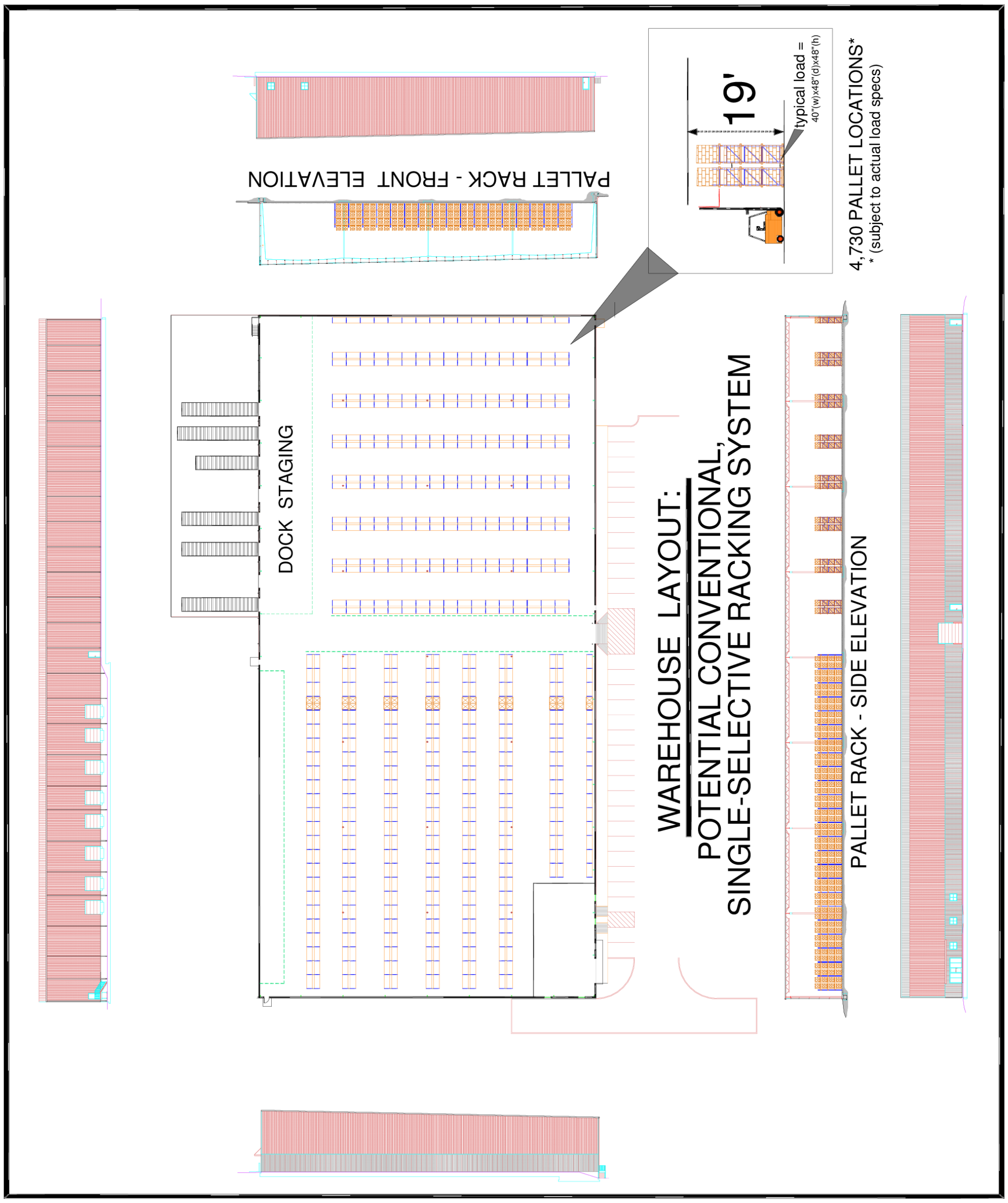


81,000 SF Warehouse

NORTH CREEK BUSINESS PARK

81,000 SF Warehouse

Potential Layout



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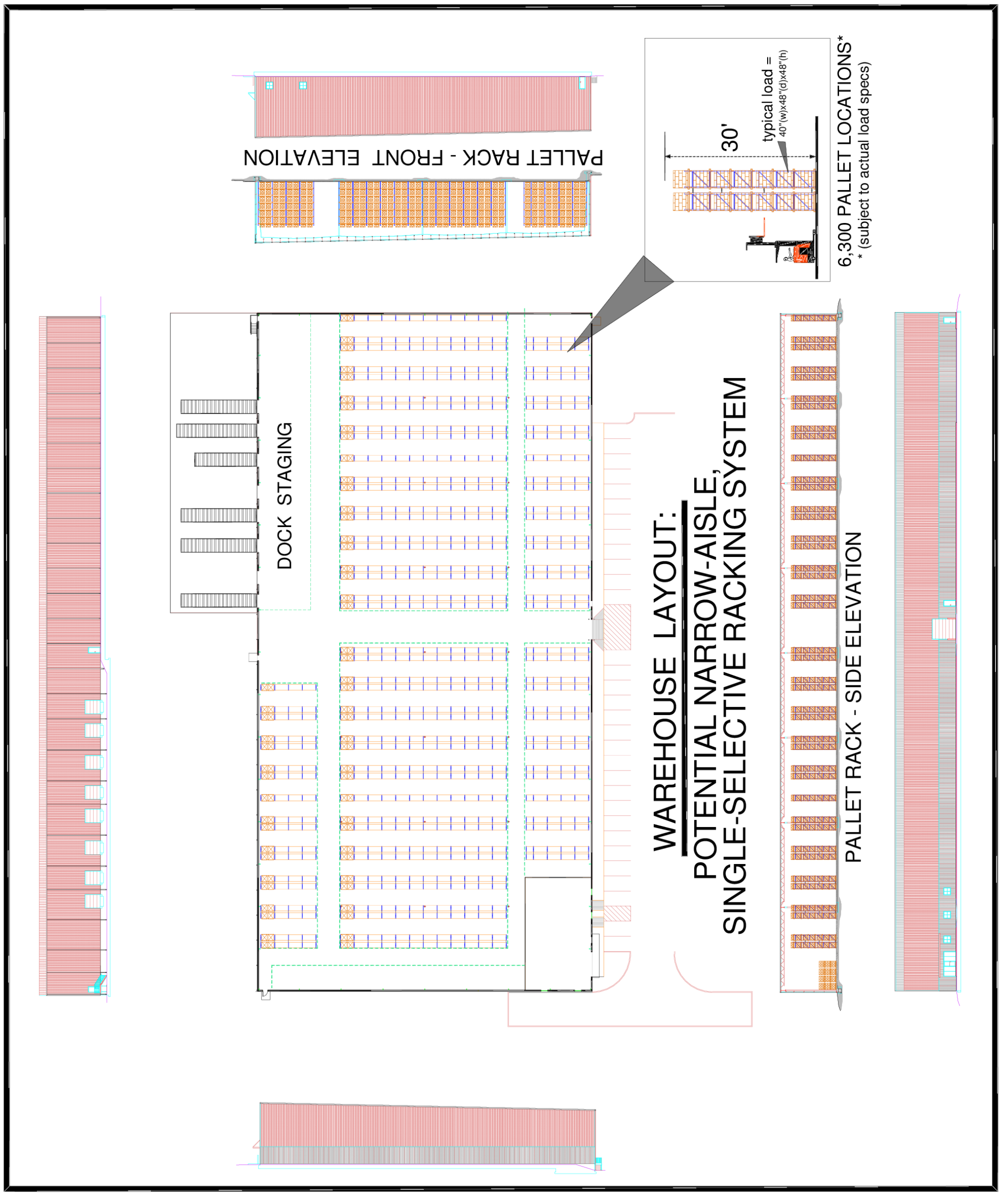
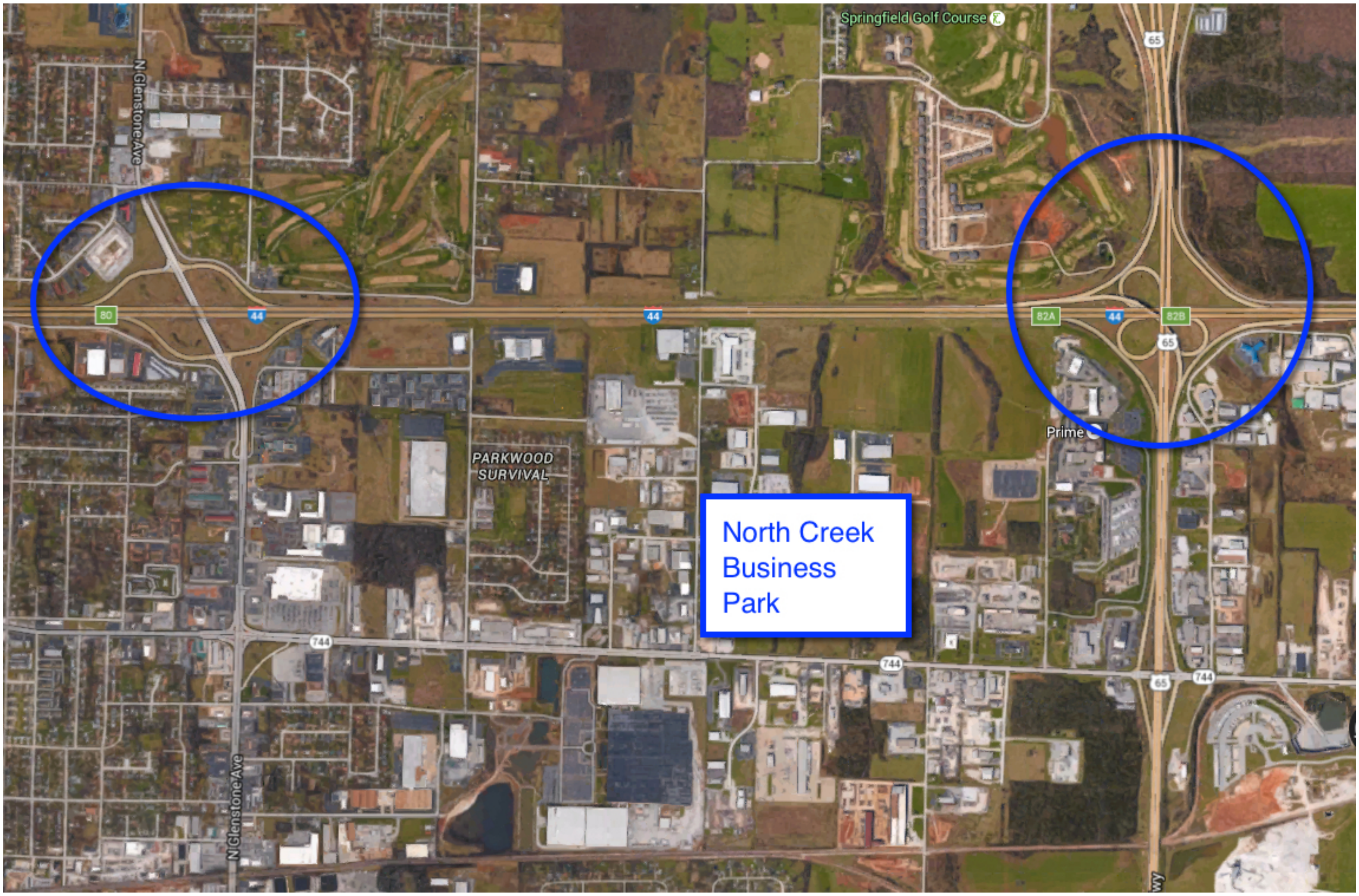
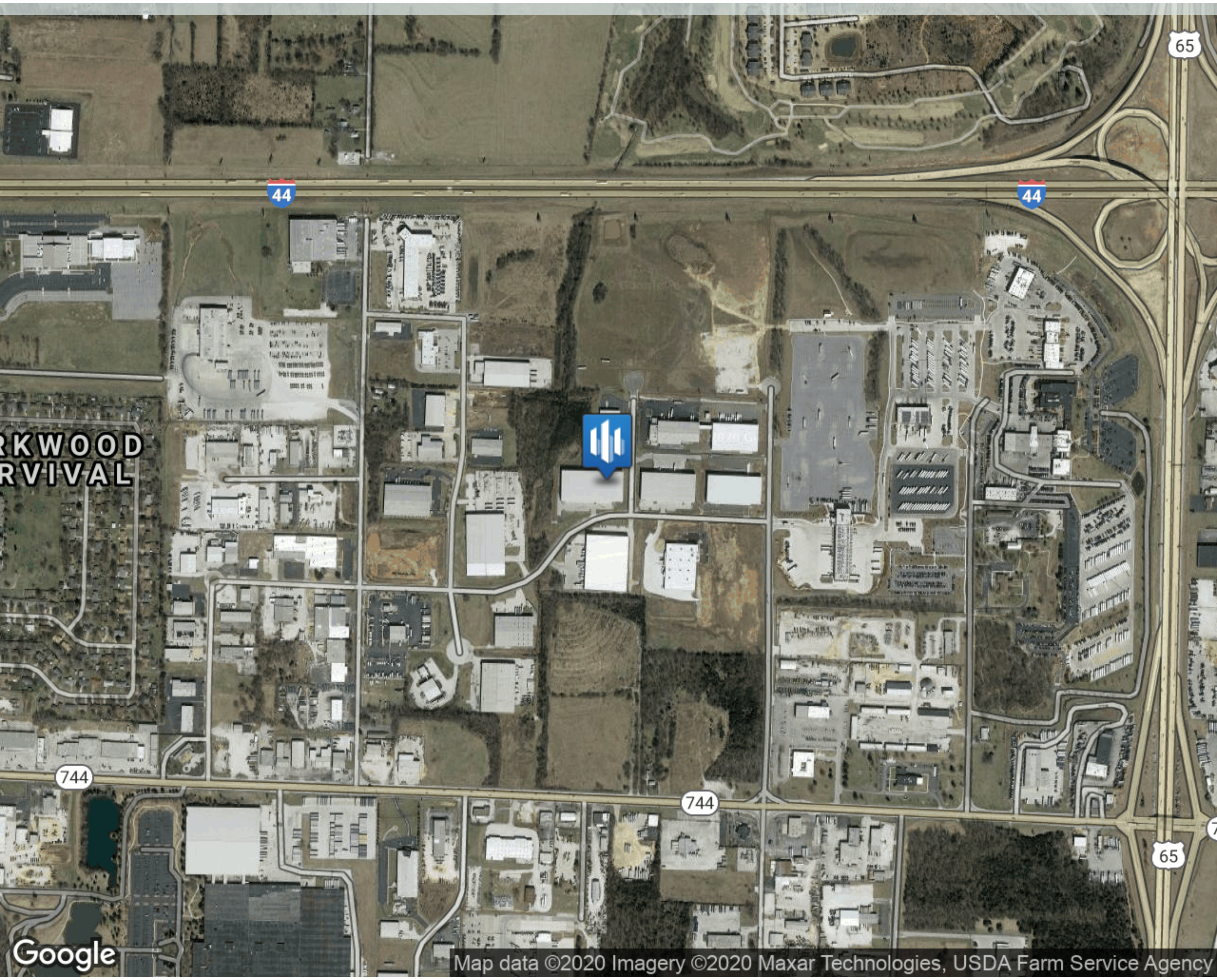
Potential Layout




Springfield Golf Course
N Glenstone Ave
80
44
82A
82B
65
744
PARKWOOD SURVIVAL
Prime
North Creek Business Park

81,000 SF Warehouse

Location Maps



Tom Rankin, CCIM

Managing Director

SVN | Rankin Company, LLC

Tom Rankin, CCIM, has lived in southwest Missouri for over 45 years. In 1990, he started Rankin Company specializing in the general brokerage of commercial real estate. Soon there after he launched Rankin Development, specializing in the development of industrial projects. In 2006, Rankin Company affiliated with the national brokerage firm SVN and in doing so, became the only nationally recognized real estate company with an office in southwest Missouri. SVN/Rankin Company has repeatedly attained the distinction of having one of the top 10 most productive offices (out of over 160) in SVN nationwide and most recently in 2015.

His most recent development projects are North Creek Business Park, a 108 acre distribution and warehouse project, a 15 acre retail project called The Shoppes at James River and a 98 acre retail project called Springfield Plaza. Tom has developed over 600,000 sf of industrial built-to-suit projects ranging in size from 40,000-108,000 sq. ft. for many national and regional companies.

COMMUNITY INVOLVEMENT:

- Springfield Business Development Corp. - Past President
- Springfield Chamber of Commerce - Past Board Member
- Burrell Behavioral Health – Current Board Member
- Central Bank - Current Director
- Mercy Hospital Board - Board Member
- Mercy Health Foundation - Past Board Member
- Fellowship Of Christian Athletes - Current Board Member
- Board of Public Utilities - Past Chairman
- Breast Cancer Foundation of the Ozarks - Past President
- Southeast Rotary - Past Board Member
- Community Blood Center of the Ozarks - Past Board Member
- Boys and Girls Club of Springfield - Past Treasurer
- Phi Delta Theta Missouri Epsilon Foundation - Past President

Memberships & Affiliations

CCIM Kansas City Chapter - member
NAIOP Commercial Real Estate Developers Association, Private Developers III - Past Chairman
ICSC - member

Tom Rankin, CCIM

Managing Director

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