



INDUSTRIAL PROPERTY FOR LEASE

INDUSTRIAL BUILDING FOR LEASE | 1915 E. FLORIDA STREET, SPRINGFIELD, MO 65803

- 28,800 SF± warehouse building with small office
- Available September 2024
- 400± SF of office space
- 30,000± SF building to the west will also be available September 2024
- Shown by appointment only

EST. 1909

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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$13,200 per month (plus increases in taxes & insurance)
Available SF:	28,800 SF
Lease Rate:	\$5.50 SF/yr (MG)
Lot Size:	1.72 Acres
Building Size:	28,800 SF
Dock High Doors:	9 (various sizes) see highlights
Ceiling Height:	20.7 FT to deck
Zoning:	HM - Heavy Manufacturing

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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PROPERTY OVERVIEW

Available for lease, this warehouse/industrial building is located in Northeast Springfield. The building consists of precast concrete construction, with 400± SF of office space, exhaust fans in the warehouse, and 9 dock doors (5 with with pit levelers). Available September 2024. Modified Gross Lease - Tenant pays increases in taxes and insurance. There is a 30,000± SF all masonry office/warehouse building next door to the west that will also be available September 2024. Shown by appointment only.

PROPERTY HIGHLIGHTS

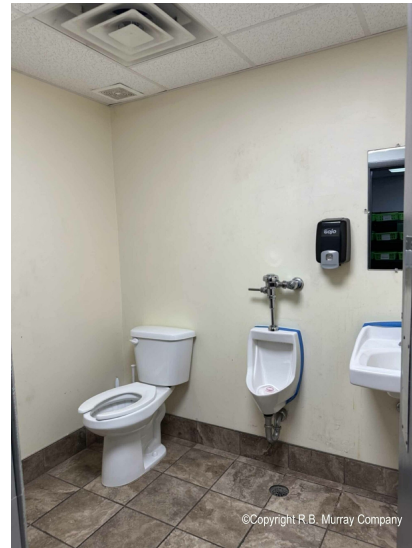
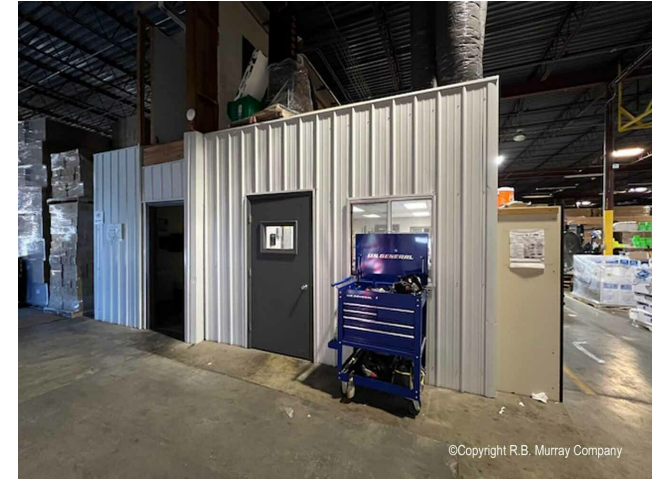
- 28,800 SF± office/warehouse for lease
- Tenant pays increases in taxes and insurance; Tenant maintains the interior and pays utilities
- Finished office is 400 SF± (20' x 20')
- Ceiling height: 20' 7" to deck
- Column spacing: 40' north & south, 30' east and west
- Lighting in warehouse: T-5 and LEDs
- Wet sprinkler system
- Exhaust fans
- Building construction is precast concrete
- Front of building: West end - one door 6' x 10', one door 6' x 9', five doors 8' x 8.75'
- Five pit-load levelers
- North end of building: one 9' x 8.75'
- East end of building: one 9' x 8.75'
- Two bathrooms (one in office area and one in warehouse)
- Unit heaters in warehouse
- Shown by appointment only

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100 Years
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Additional Photos



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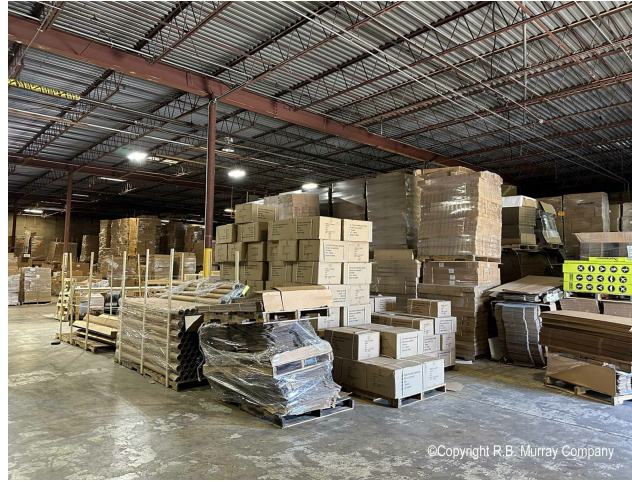
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Aerial looking northeast



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Location Maps

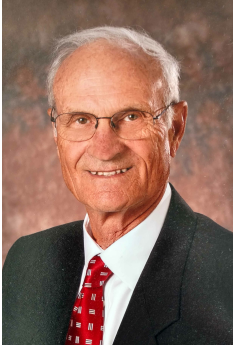


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Advisor Bio

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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Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B. Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

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SIOR, CCIM, LEED AP, CPM