



UNDER DEVELOPMENT - INDUSTRIAL PROPERTY FOR SALE/LEASE

INDUSTRIAL BUILDING FOR SALE OR LEASE | 602 S CHARLES WAY, STRAFFORD, MO 65757

- 152,000± SF Class A Industrial Building
- May Divide into Two 76,000± SF Spaces
- Located in the SW MO Rail & Industrial Park
- Easy access to I-44

EST. 1909

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

Executive Summary



PROPERTY SUMMARY

Lot Size:	9.63 Acres
Building Size:	152,000 SF
Sale Price:	\$11,400,000
Taxes:	TBD
Available SF:	76,000 - 152,000 SF
Lease Rate:	\$5.85 - \$6.00 PSF (NNN)
Grade Level Doors:	2
Dock High Doors:	16
Zoning:	M-2

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

PROPERTY OVERVIEW

Introducing a Class A industrial building under development in a prime location near I-44, in the SW MO Rail & Industrial Park, immediately east of Springfield. Boasting an optimized design and layout, this facility will offer unparalleled opportunities for users seeking to elevate their operations.

Located just off of Hwy 125 in the SW MO Rail & Industrial Park, this property provides easy access to major transportation routes, making it a convenient and efficient choice for logistics and distribution companies. The building's flexible layout allows for customizable solutions to fit a variety of business needs, while the spacious warehouse and loading docks provide ample room for inventory storage and shipment. With attention to detail in every aspect of construction, this building promises to provide a top-of-the-line space for businesses. Neighboring businesses include John Deere's SW Missouri Distribution Center, AMCON, Midwest Wheel, 417 Express, and Warson Brands.

Don't miss out on the opportunity to secure a space in this exceptional industrial building. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Under Development
- 152,000± SF available for lease at \$5.85 PSF (NNN), or 76,000± SF available for lease at \$6.00 PSF (NNN)
- Class A Industrial Building
- Dock Doors: 16 (8'x9')
- G/L Doors: 2 (14'x14')
- Located in the SW MO Rail & Industrial Park
- Easy access to I-44
- Strafford Fire Department located within the development

Available Spaces

Lease Rate: \$6.00 SF/YR (NNN)
Lease Type: NNN

Total Space: 152,000 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
North Unit		\$6.00 SF/YR	NNN	76,000 - 152,000 SF	Negotiable	152,000± SF available for lease at \$5.85 PSF (NNN), or 76,000± SF available for lease at \$6.00 PSF (NNN).
South Unit		\$6.00 SF/YR	NNN	76,000 - 152,000 SF	Negotiable	152,000± SF available for lease at \$5.85 PSF (NNN), or 76,000± SF available for lease at \$6.00 PSF (NNN).

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100 Years
SINCE 1909

Additional Photos



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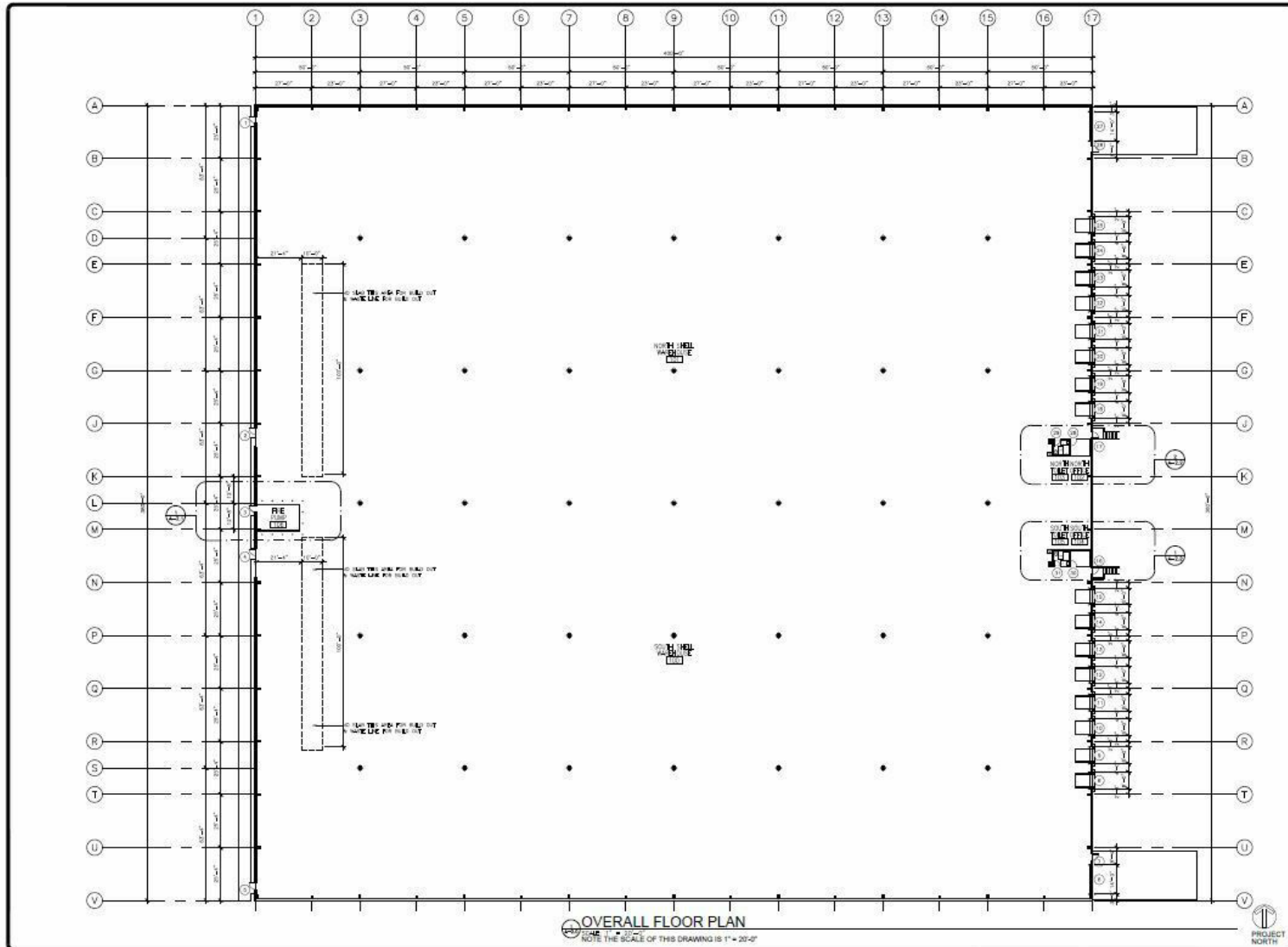
Additional Photos



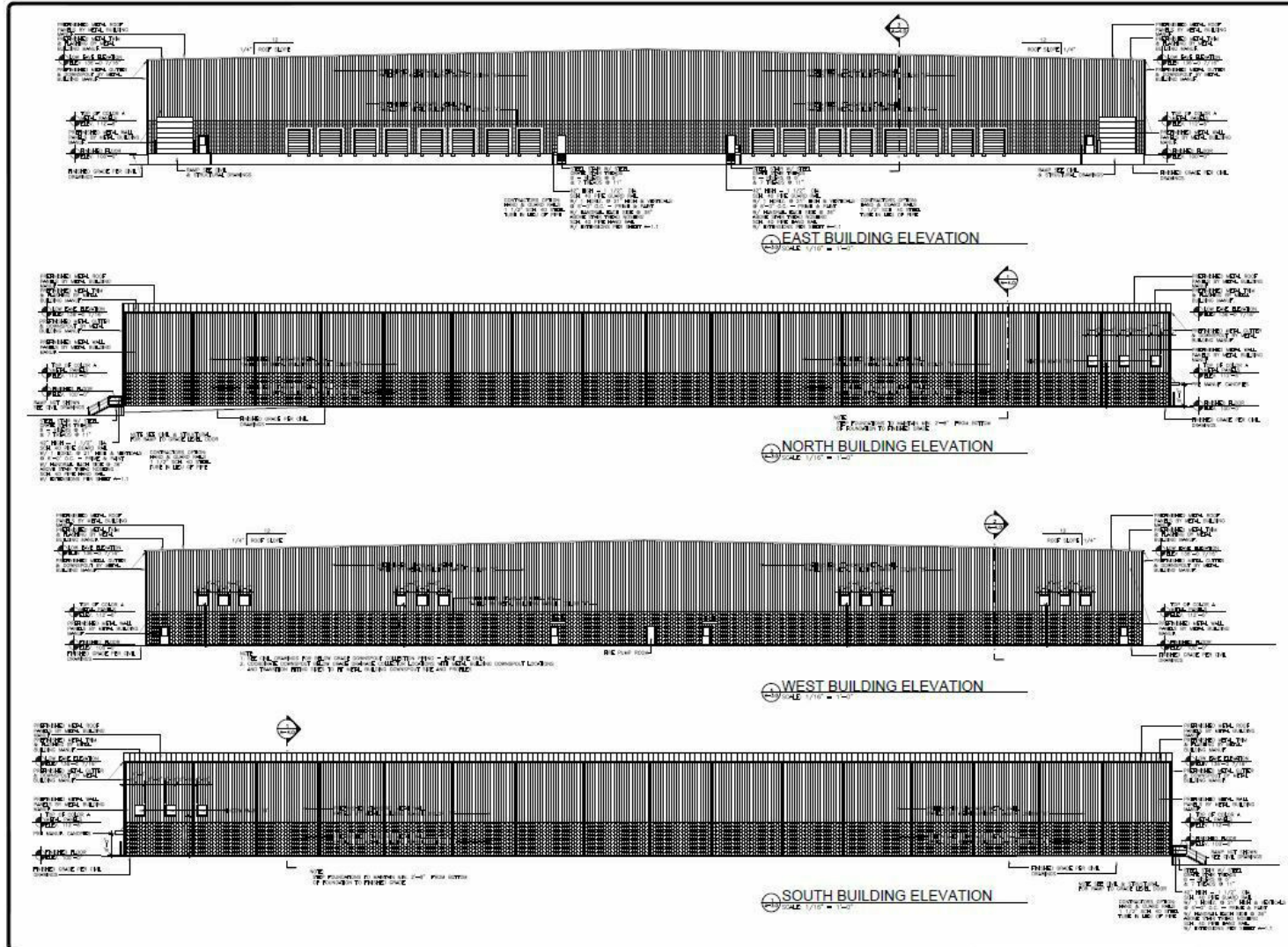
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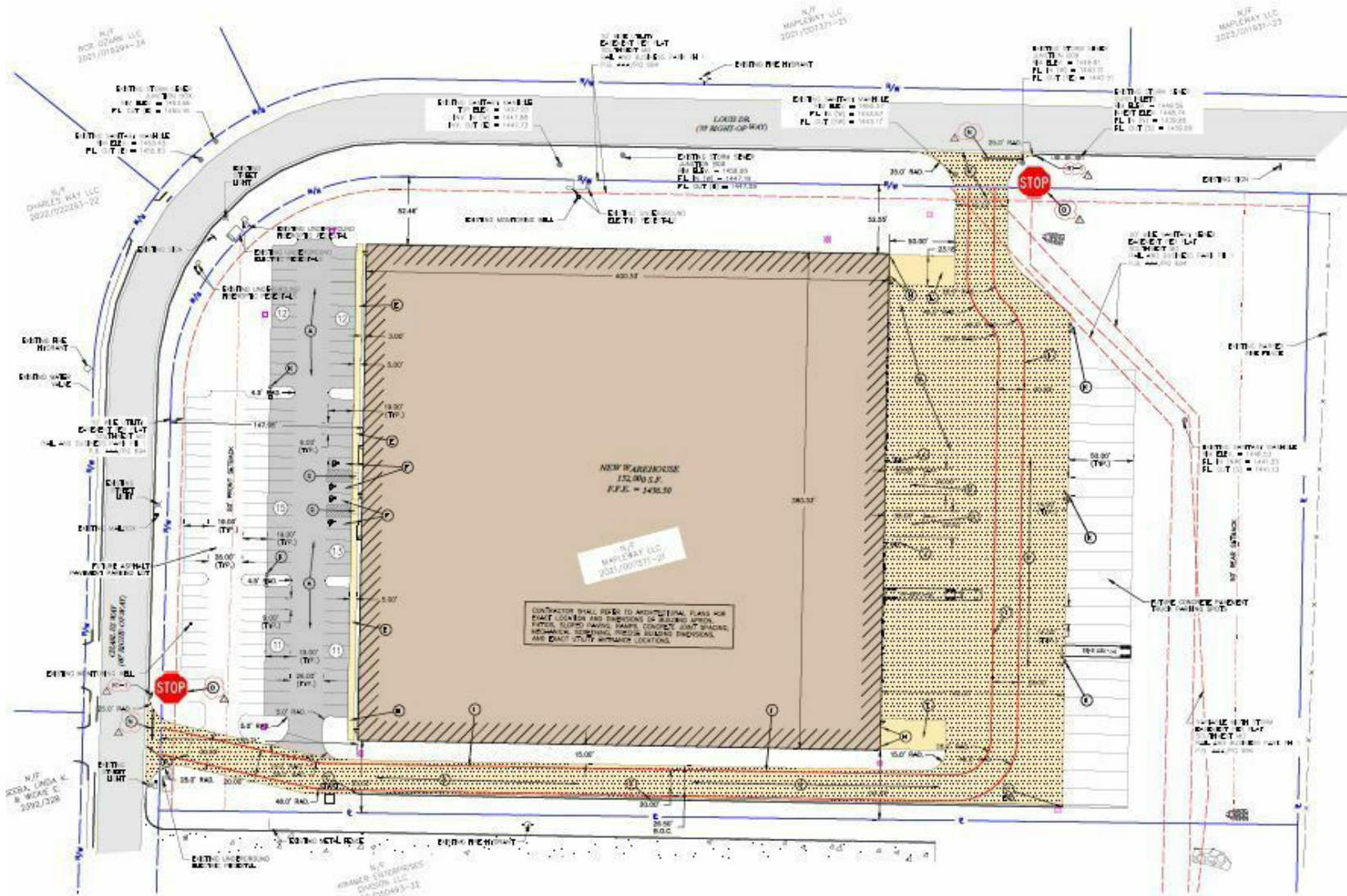
Floor Plans



Elevations



Site Plans



Property Details

Building Specs for 602 Charles Way, Strafford

PAVING & SITE CONCRETE

- Driveway entrances, fire lane, drive-in door ramps and East dock side paving are 7" thick concrete with 4" of base rock.
- West side car parking is standard duty asphalt with 3" of asphalt and 8" of base rock
- East side of the lot has room to expand the paved area to allow parking for up to (24) 50' trailers.
- 74 car parking spaces are provided at the East / front side of the building with room to expand up to 125 car parking spaces
- Concrete sidewalks the full length of the East / front side of the building
- Landscaping includes grass seed for all unpaved areas, trees and shrubs to meet City requirements

BUILDING SHELL

- Pre-Engineered Metal Building 152,000 SF 380' wide x 400' long with a 36' high eaves, symmetrically gabled with a ¼" to 12" roof slope.
- The interior clear height is 32'-2"
- 24 gauge standing seam roof system, mechanically seamed
- Exterior metal wall sheets are standard PEMB "R-panels" as shown on the building elevations, two tone color combination with Kynar paint finish
- The building will utilize truss purlins to provide main rafters that are 50' on center with soldier columns at the midpoint of the bays in the sidewalls
- There will be (5) rows of interior columns, spaced (North to South) at 63'-04" on center
- The building will be insulated with 4" thick fiberglass insulation in all exterior walls and 6" fiberglass insulation in the roof. Insulation will have a reinforced white metalized poly facing
- Overhead doors are (16) 8'-2" x 9' insulated steel doors with full vertical lift track, manually operated and steel back covers
- Dock doors will have full cushioned seals with header vinyl
- (16) docks include 6' x 8', 25,000# hydraulic pit levelers with rubber bumpers
- (2) 14'-2" x 14' insulated steel door with a full vertical lift track, motor operated with safety sensor beams and a wall button mounted controller inside the building
- 2 offices and 2 rest rooms structures are located at the dock side of the building
- (18) 4' x 4' aluminum framed windows with thermal break frames and Solarcool reflective tinted insulated glass

Property Details

- Fire pump room constructed with 8" CMU walls and structural metal stud ceiling with finished drywall
- An allowance of \$400,000 is included for office infill and can be increased or decreased based upon the tenant or buyer's needs; final number will reflect the office number less the allowance number.

BUILDING CONCRETE

- Concrete will be a 4000psi mix in the floor and a 3500psi mix in the footings and foundation walls
- All foundation and slab will be reinforced as a required to sustain building design loads
- The building floor will be 6" thick, reinforced with fiber mesh over 10 mil vapor barrier over 4" of compacted base rock

PLUMBING

- (2) separate 2" metered water services enter the building at the West side
- (2) restrooms with one stool each and one drinking fountain and mop sink located at the east side of the building near the dock door area
- A 4" diameter sanitary sewer extends most of the length of the West side end of the building for future office expansion. 4" sanitary sewer at East / dock side servicing bathrooms and available for future connections
- Water heater for restrooms

SPRINKLER SYSTEM

- ESFR sprinkler system is designed to meet NFPA 13 compliance and local fire protection codes
- Engineering fire sprinkler plans with hydraulic calculation
- Fire pump, 460V, 3-phase with a wye delta open controller and jockey pump
- 4 zone wet pipe ESFR system
- K17 pendent sprinklers to open areas and pendent heads in the fire pump room, east offices, restrooms
- 8" Ames 2000SS DCA backflow prevention device inside the building

Property Details

HVAC

- (12) 400,000 BTU gas fired unit heaters serving the open areas with programmable thermostats, and all required venting
- (2) 11,000 BTU ductless split systems providing both heating and cooling to dock offices and restrooms
- (2) 5,000 CFM wall mounted exhaust fans with motorized dampers serving the open areas
- (2) 42"x42" exhaust louvers with motorized dampers servicing the open areas

ELECTRICAL

- (2) 1000A 480/277A 3-phase panels separately metered, one in each lease space
- (2) 200A 120/208V panels, one in each lease space
- (2) 400A 277/480V panels, one in each lease space
- (1) 60A panel separately metered for exterior lighting
- (1) 200A panel separately metered for fire pump
- (224) Nicor round LED lights in open area, 150 watt, 20,000 lumens each
- Exit/Emergency lights with battery backups at exterior doors
- 110V receptacles as shown
- HVAC system wired
- Pit levelers and drive in overhead door operators wired
- (27) Exterior 12,500 lumens each wall pack lights
- (5) 35'tall light poles with 2 lights each 225 watts, 27,000 and 28,000 lumens
- HVAC system wired
- Monitored fire alarm system included
- Conduit brought into building from existing Fiber optic pedestal at the street

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Aerial



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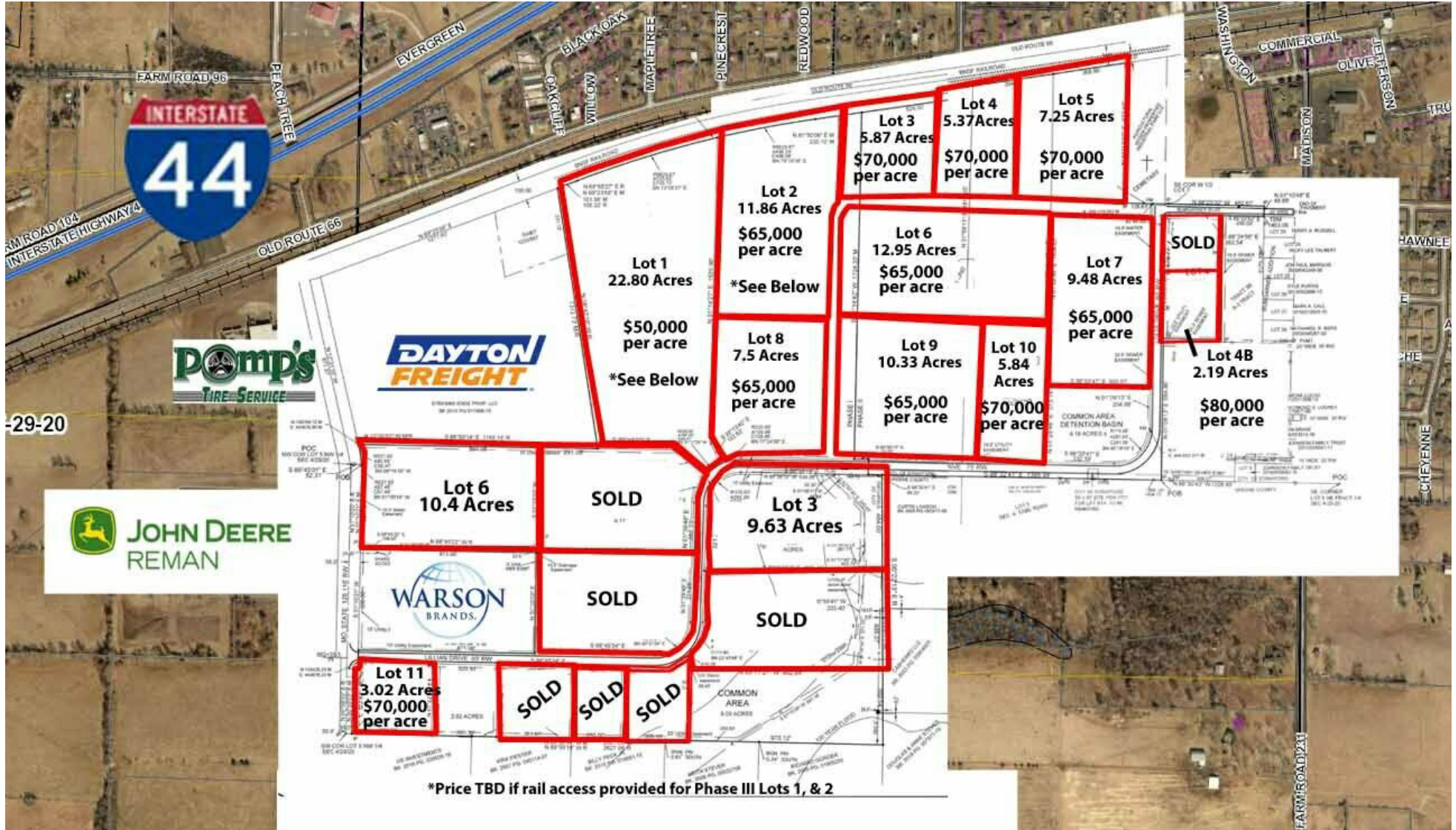
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Southwest MO Rail Lots



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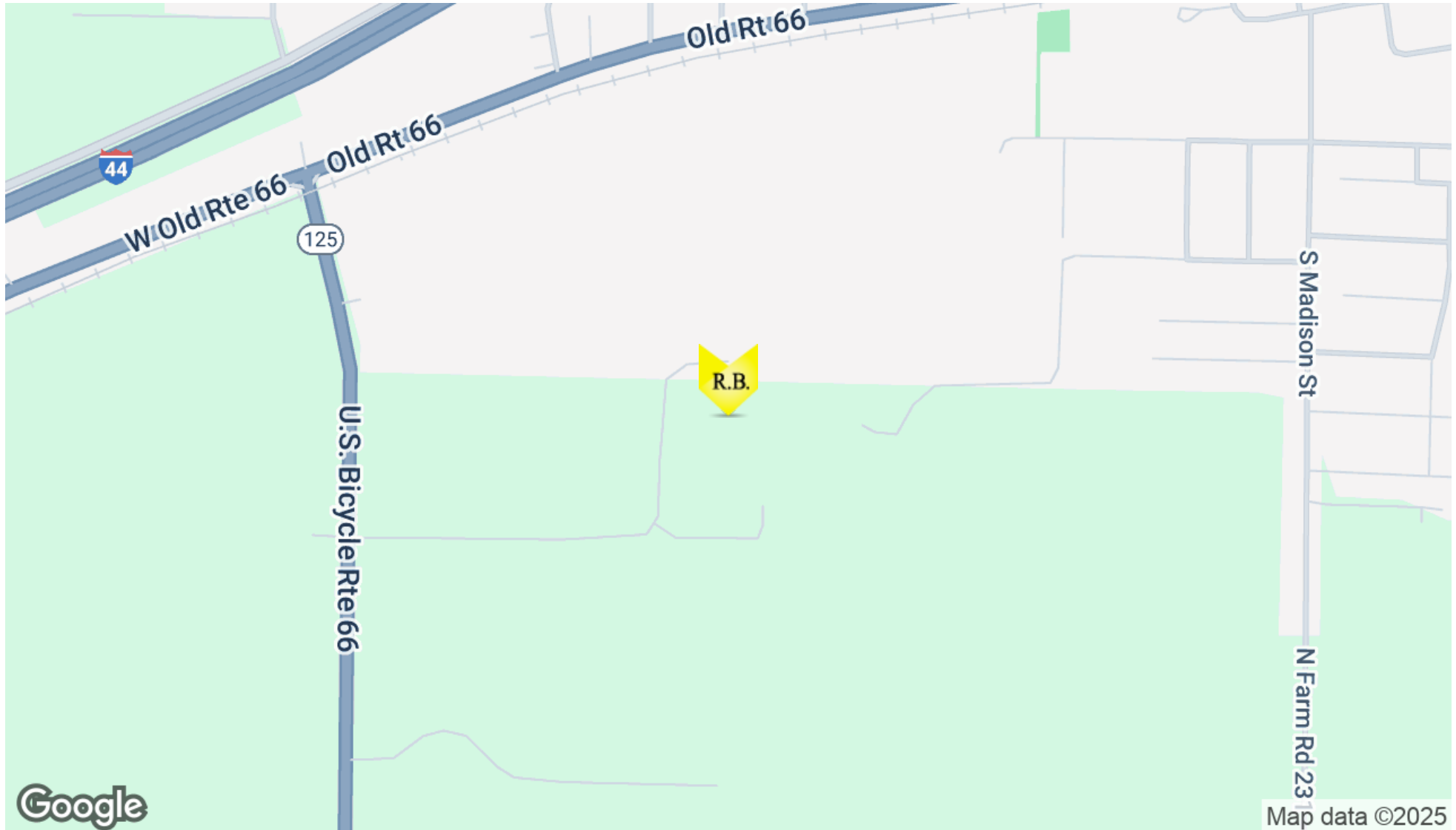
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Location Map



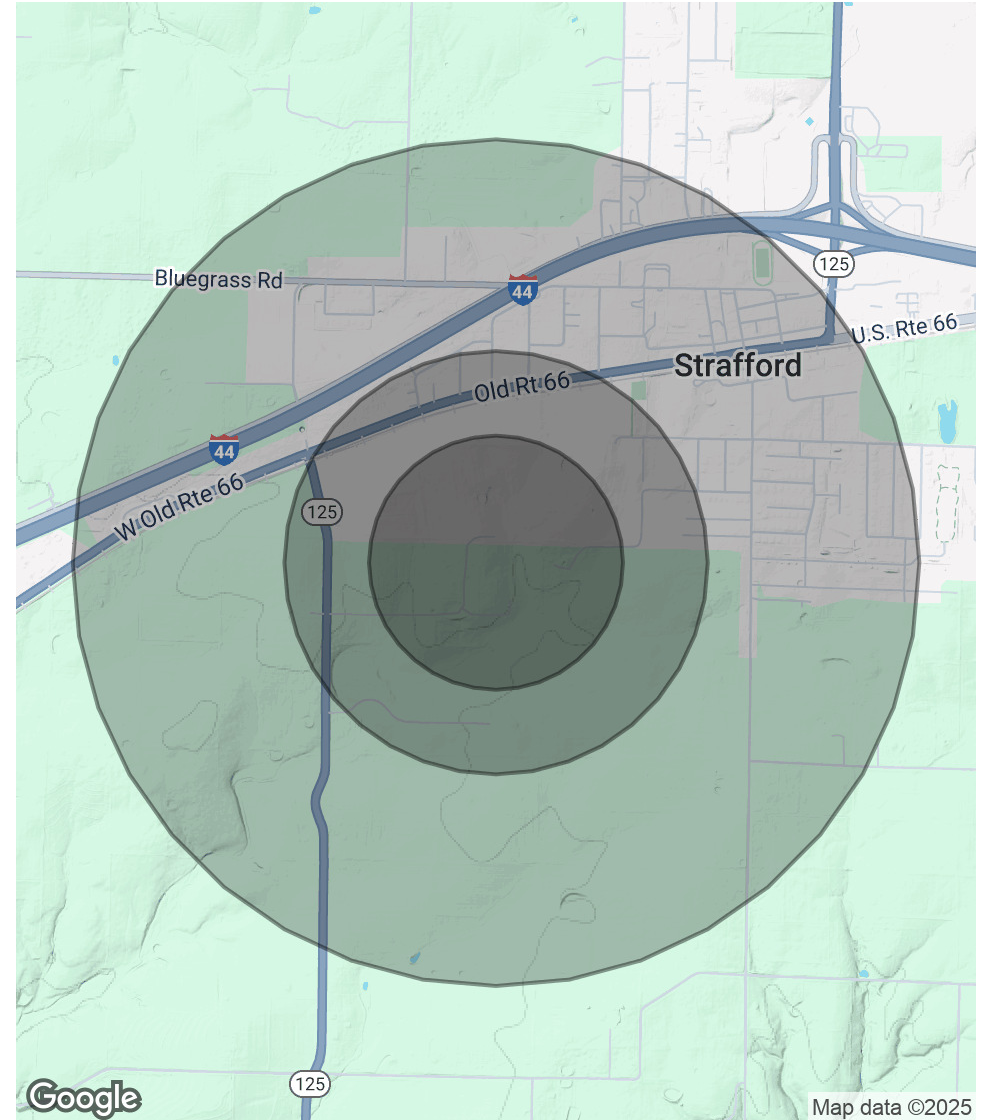
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Demographics Map & Report

	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	42	227	1,541
Average Age	41	41	39
Average Age (Male)	39	39	38
Average Age (Female)	43	43	41
HOUSEHOLDS & INCOME			
Total Households	17	89	582
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$68,797	\$68,824	\$70,483
Average House Value	\$261,709	\$262,062	\$283,834

Demographics data derived from AlphaMap



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.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM

