



INDUSTRIAL PROPERTY FOR LEASE

INDUSTRIAL SPACES FOR LEASE | 3570 EAST SAWYER ROAD, REPUBLIC, MO 65619

- New construction
- Located in Republic, the fastest growing city in the State of Missouri
- Enterprise zone
- Located near Amazon's new distribution center
- Convenient to Republic, Springfield, and surrounding areas
- Easy access to James River Freeway, I-44 and Hwy 60
- Shown by appointment only

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
rbmurray.com

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com

Ryan Murray, SIOR, CCIM, LEED AP, CPM
417.881.0600
ryan@rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$16,145.83 - \$60,416.67 (plus expenses)
Available SF:	25,000 - 100,000 SF
Lease Rate:	\$7.25 - 7.75 SF/yr (NNN)
Lot Size:	19.42 Acres
Building Size:	125,000 SF
Year Built:	2024
Zoning:	Planned Development

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

PROPERTY OVERVIEW

Available for lease near Amazon's new distribution center, this industrial building is located in an area that has experienced extensive development in recent years. This property is located just south of James River Freeway with easy access to Republic, Springfield, and surrounding communities. Neighboring businesses include: Amazon, Lew's, McLane, Red Monkey Foods, and ROi. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Industrial spaces for lease near Amazon Distribution Center
- Bay 1 available immediately
- Bays 3, 4, & 5 available early Fall 2026
- Located in Republic, MO
- Just south of James River Freeway
- Convenient to Republic, Springfield, and surrounding areas
- NNN Lease - Tenant responsible for share of CAM, taxes, and insurance
- 25,000± SF spaces may be combined for a total of 100,000± SF
- Each bay has 2 dock doors (additional doors may be added), and a 10'x14' g/l door
- Three-phase power

Available Spaces

Lease Rate: \$7.25 - 7.75 SF/YR (NNN)

Lease Type: NNN

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Bay 1		\$7.25 - 7.75 SF/YR	NNN	25,000 - 100,000 SF	Negotiable	25,000± SF industrial space for lease at \$7.75 PSF (NNN). Tenant responsible for share of CAM, taxes, and insurance. May be combined for up to 100,000± SF. Lease rate \$7.25 PSF (NNN) if entire 100,000± SF leased.
Bay 3		\$7.25 - 7.75 SF/YR	NNN	25,000 - 100,000 SF	Negotiable	25,000± SF industrial space for lease at \$7.75 PSF (NNN). Tenant responsible for share of CAM, taxes, and insurance. May be combined for up to 100,000± SF. Lease rate \$7.25 PSF (NNN) if entire 100,000± SF leased.
Bay 4		\$7.25 - 7.75 SF/YR	NNN	25,000 - 100,000 SF	Negotiable	25,000± SF industrial space for lease at \$7.75 PSF (NNN). Tenant responsible for share of CAM, taxes, and insurance. May be combined for up to 100,000± SF. Lease rate \$7.25 PSF (NNN) if entire 100,000± SF leased.
Bay 5		\$7.25 - 7.75 SF/YR	NNN	25,000 - 100,000 SF	Negotiable	25,000± SF industrial space for lease at \$7.75 PSF (NNN). Tenant responsible for share of CAM, taxes, and insurance. May be combined for up to 100,000± SF. Lease rate \$7.25 PSF (NNN) if entire 100,000± SF leased.

EST. 1909

INDUSTRIAL
PROPERTY FOR
LEASE

3570 EAST SAWYER ROAD, REPUBLIC, MO 65619
INDUSTRIAL SPACES FOR LEASE

100 Years
SINCE 1909

Construction Progress



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

INDUSTRIAL
PROPERTY FOR
LEASE

3570 EAST SAWYER ROAD, REPUBLIC, MO 65619
INDUSTRIAL SPACES FOR LEASE

100 Years
SINCE 1909

Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com

Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com

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

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

INDUSTRIAL
PROPERTY FOR
LEASE

3570 EAST SAWYER ROAD, REPUBLIC, MO 65619
INDUSTRIAL SPACES FOR LEASE

100 Years
SINCE 1909

Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com

Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com

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

R.B. | MURRAY COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

INDUSTRIAL
PROPERTY FOR
LEASE

3570 EAST SAWYER ROAD, REPUBLIC, MO 65619
INDUSTRIAL SPACES FOR LEASE

100 Years
SINCE 1909

Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com

Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com

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

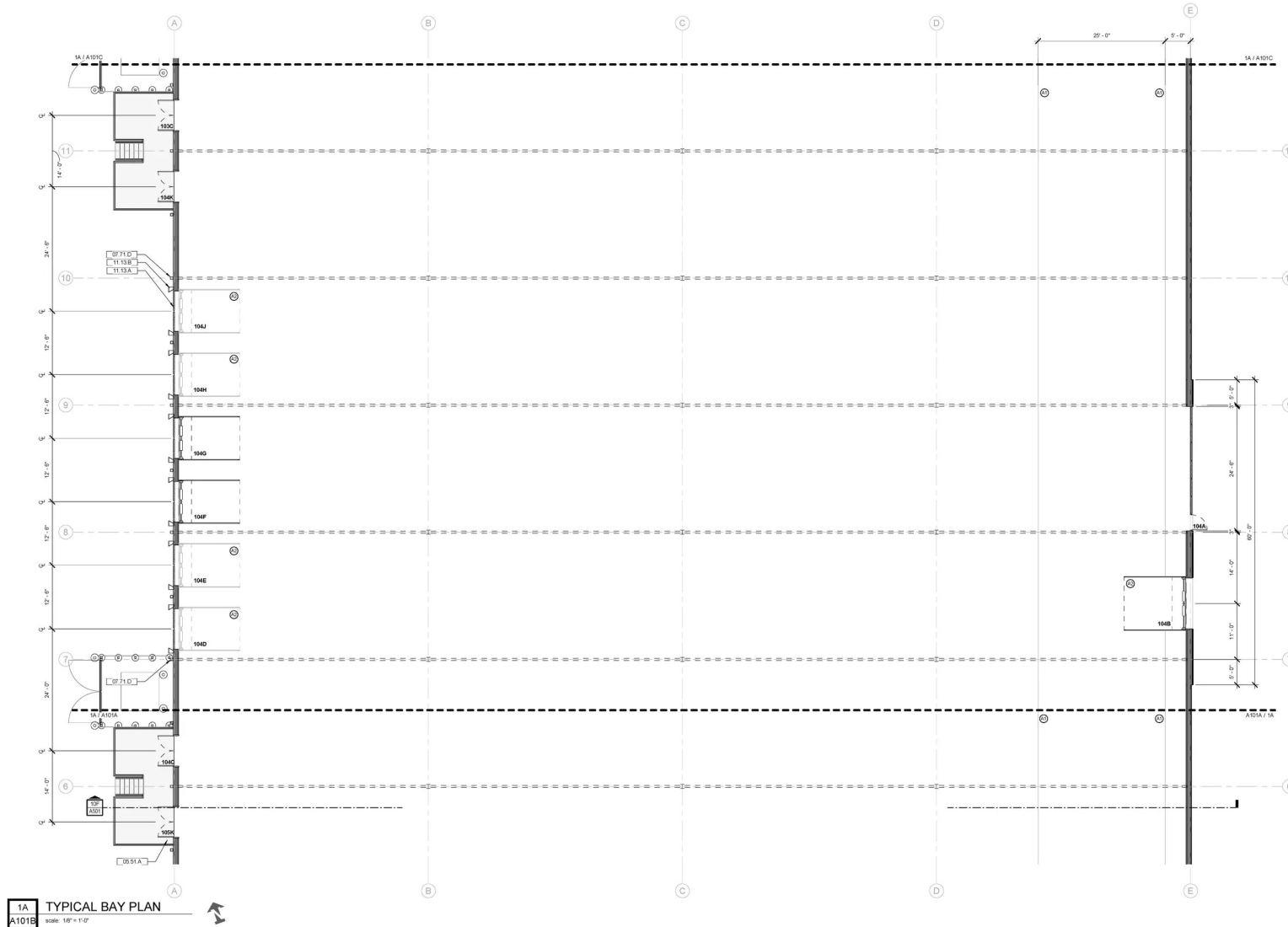
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

INDUSTRIAL
PROPERTY FOR
LEASE

3570 EAST SAWYER ROAD, REPUBLIC, MO 65619
INDUSTRIAL SPACES FOR LEASE

100Years
SINCE 1909

Typical Bay Plans



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

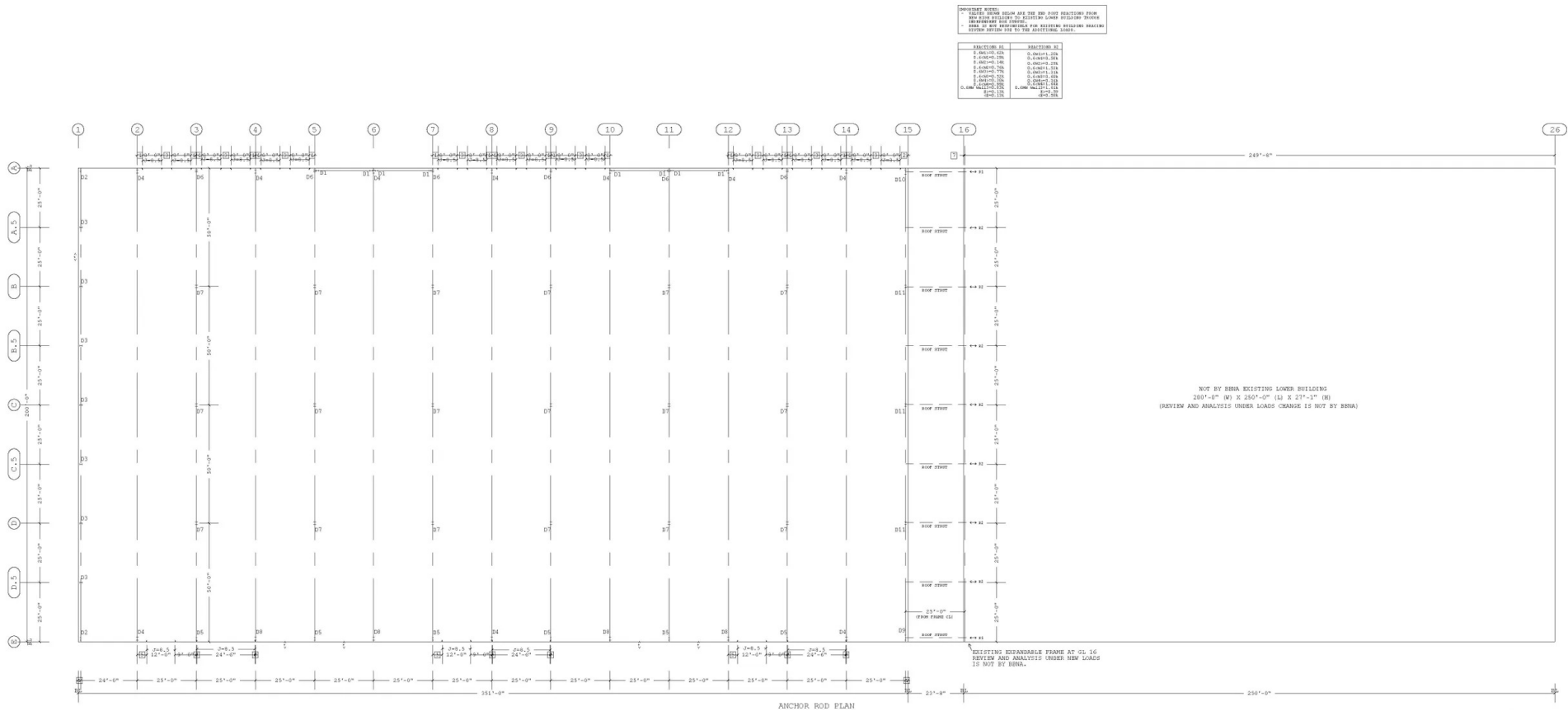
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

INDUSTRIAL
PROPERTY FOR
LEASE

3570 EAST SAWYER ROAD, REPUBLIC, MO 65619
INDUSTRIAL SPACES FOR LEASE



Site Plans

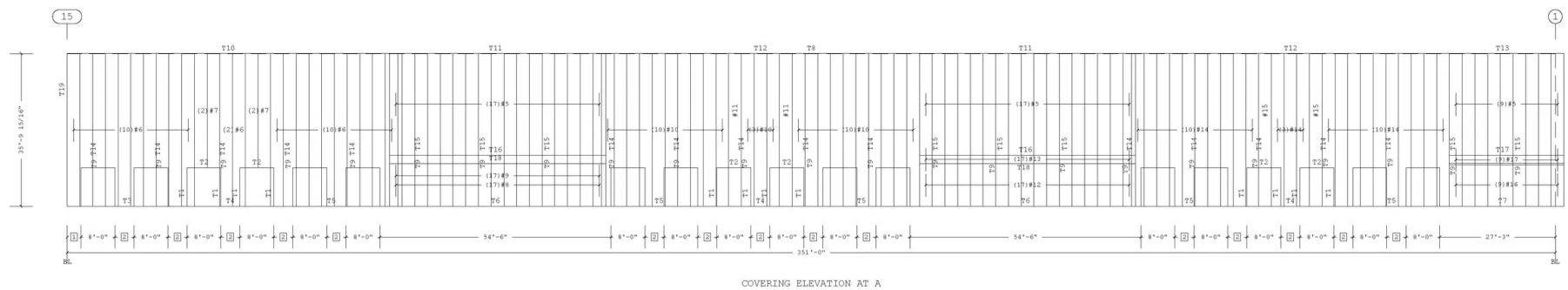
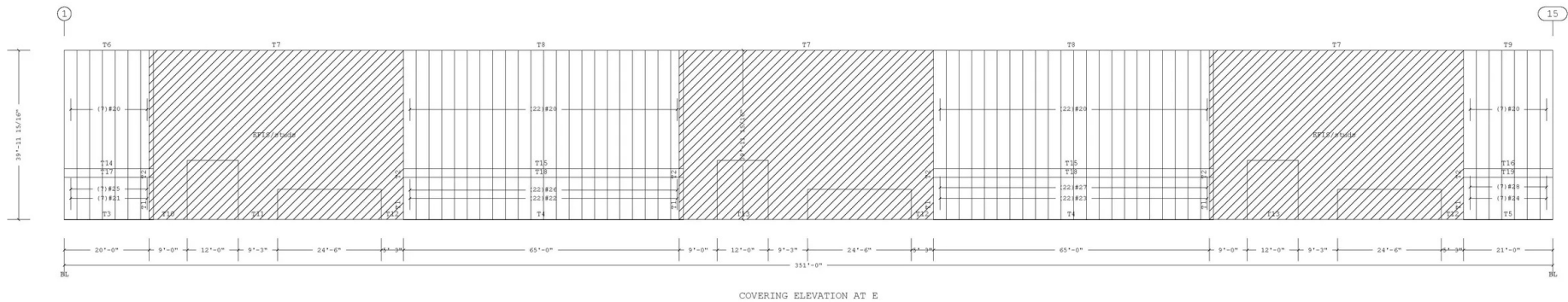


INDUSTRIAL
PROPERTY FOR
LEASE

3570 EAST SAWYER ROAD, REPUBLIC, MO 65619
INDUSTRIAL SPACES FOR LEASE



Elevations



1.5 billion being invested in the area between Republic and James River Freeway/Springfield between now and 2025.

Developments over last three years and current developments

1. Convoy of Hope World Headquarters - \$37M - 650 employees – completed October 2023
2. Amazon Fulfillment Center - \$150M – 1,800 employees
3. Red Monkey Expansion - \$10M - 100 additional employees - 400 overall
4. McClane Expansion - \$10M – 100 additional employees
5. Roi Mercy - \$7M – 90 additional employees
6. Lew's - \$7M – 85 additional employees
7. Iron Grain mixed-use development \$65M – under construction – Spring 2024 – across from Amazon
8. Stone Creek Falls – mixed-use development - \$350M – 1,320 residential units, 5 commercial lots w/ access to US 60 & MM expansion
9. Wilson's Valley – Stu Stenger Development - \$50M, 145 Single Family, 270 Multi-Family, Commercial Units – 4 commercial lots with 5 acres of commercial frontage. Approved by City and ready for permit issuance
10. Retail Food - Andy's, Popeye's, Culvers, and Whataburger
11. Great Escapes Brewery \$4M investment to a retail and distribution center located on Highway 60

12 New Active Subdivisions. Approximately 1200 approved single family lots to be built and 2500 multi-family units approved through zoning. Residential permits have increased approximately 25% year over year for the last 3 years.

Investment into Infrastructure

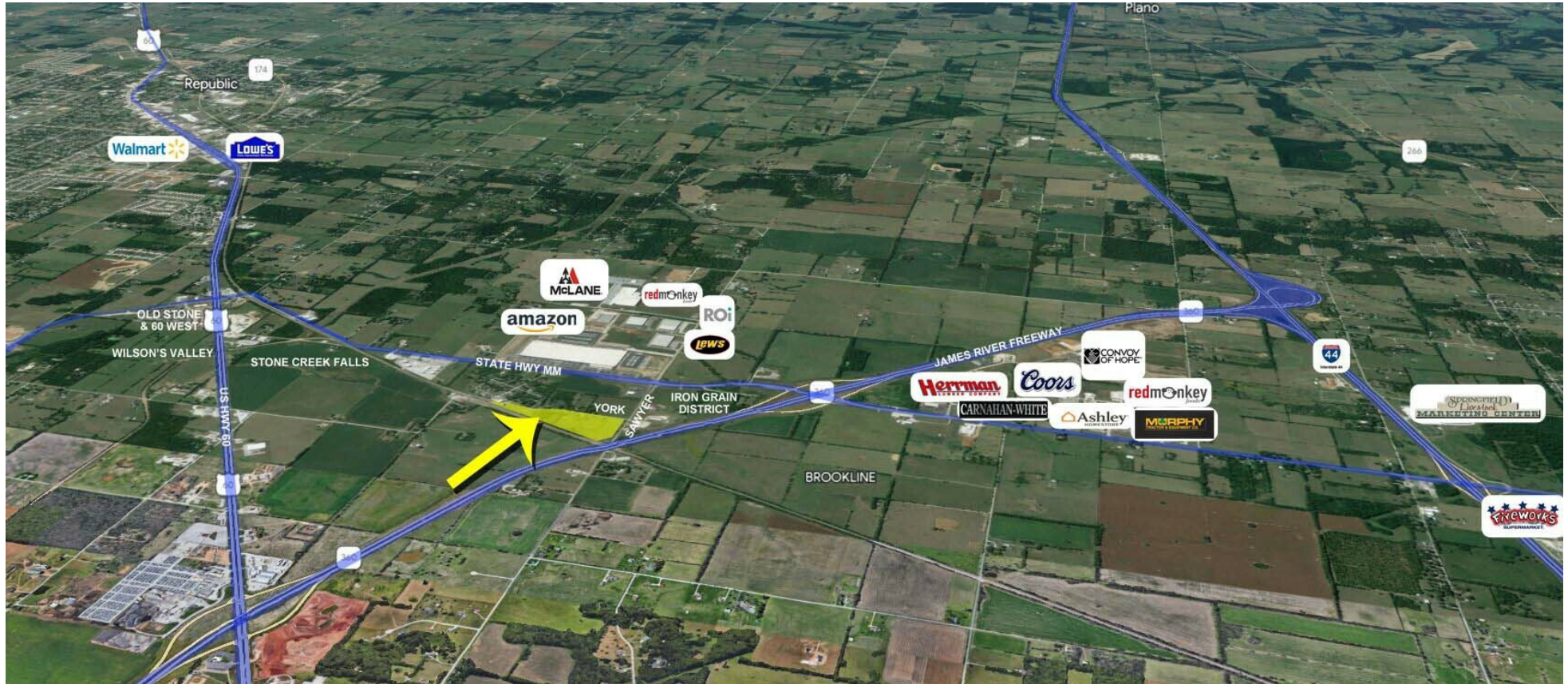
1. \$12.5M to 5 Lane MM Highway From I-44 to James River
2. \$35M to realign MM from Amazon South to Highway 60 with a new signalized intersection at Farm Road 103. This intersection will see AM and PM peaks of close to 60k cars a day
3. \$16M to 6 lane Highway 60 from the intersection above toward Springfield and James River Freeway
4. \$2.5M to improve the interchange at I-44 and MM
5. City investing \$100M into additional capacity of water and wastewater systems to facilitate further growth and development
6. City Investing \$20M into a sports mega-plex on 136 acres near 60 and MM. This facility will have 9-10 baseball/softball fields and 8 soccer fields
7. City investing \$10M into expansion of the regional aquatics center - 60,000 patrons annually

INDUSTRIAL
PROPERTY FOR
LEASE

3570 EAST SAWYER ROAD, REPUBLIC, MO 65619
INDUSTRIAL SPACES FOR LEASE

100 Years
SINCE 1909

Aerial



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

INDUSTRIAL
PROPERTY FOR
LEASE

3570 EAST SAWYER ROAD, REPUBLIC, MO 65619 INDUSTRIAL SPACES FOR LEASE

100 Years
SINCE 1909

Regional Map



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

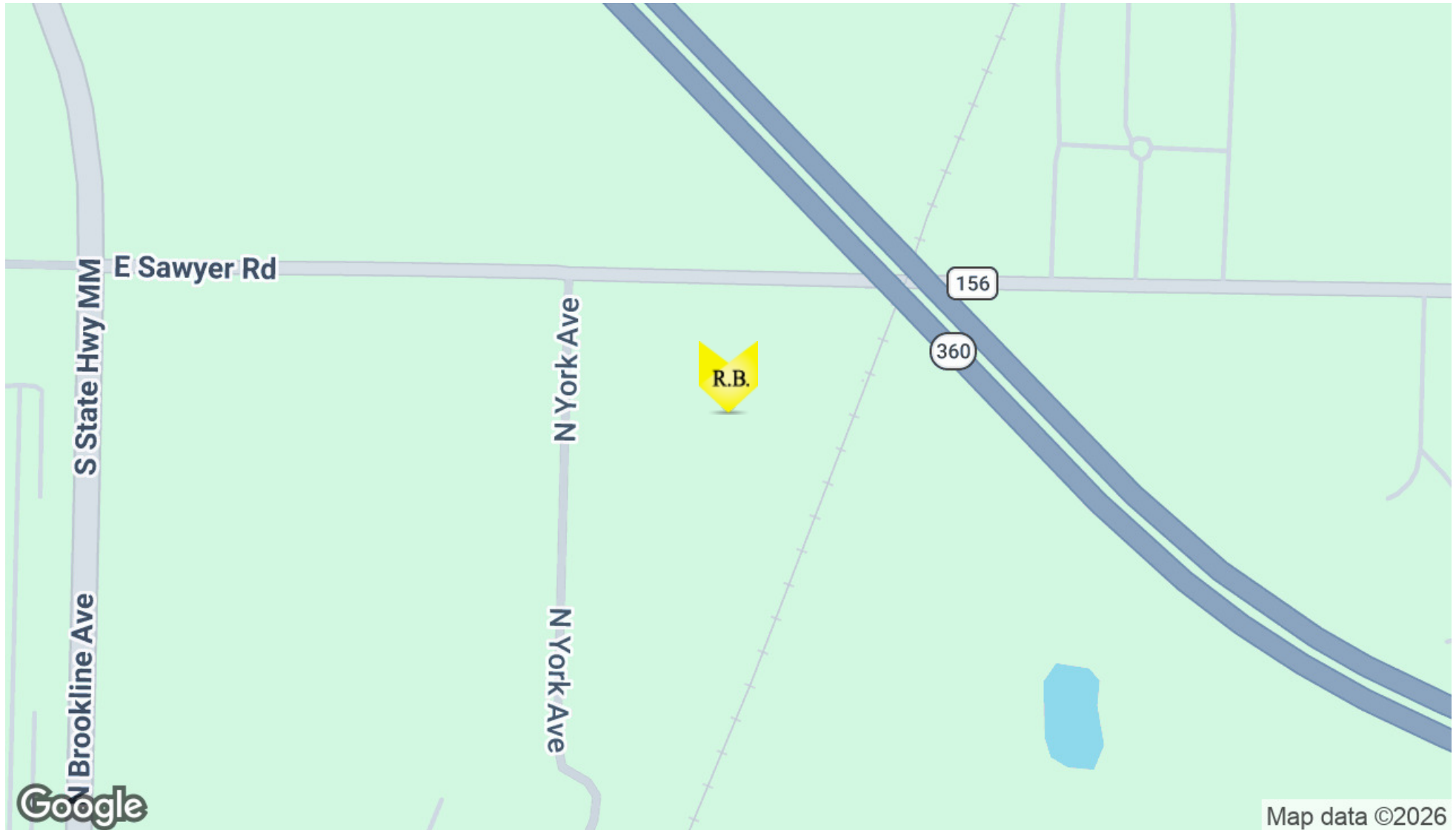
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

INDUSTRIAL
PROPERTY FOR
LEASE

3570 EAST SAWYER ROAD, REPUBLIC, MO 65619
INDUSTRIAL SPACES FOR LEASE



Location Map



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

Demographics Map & Report

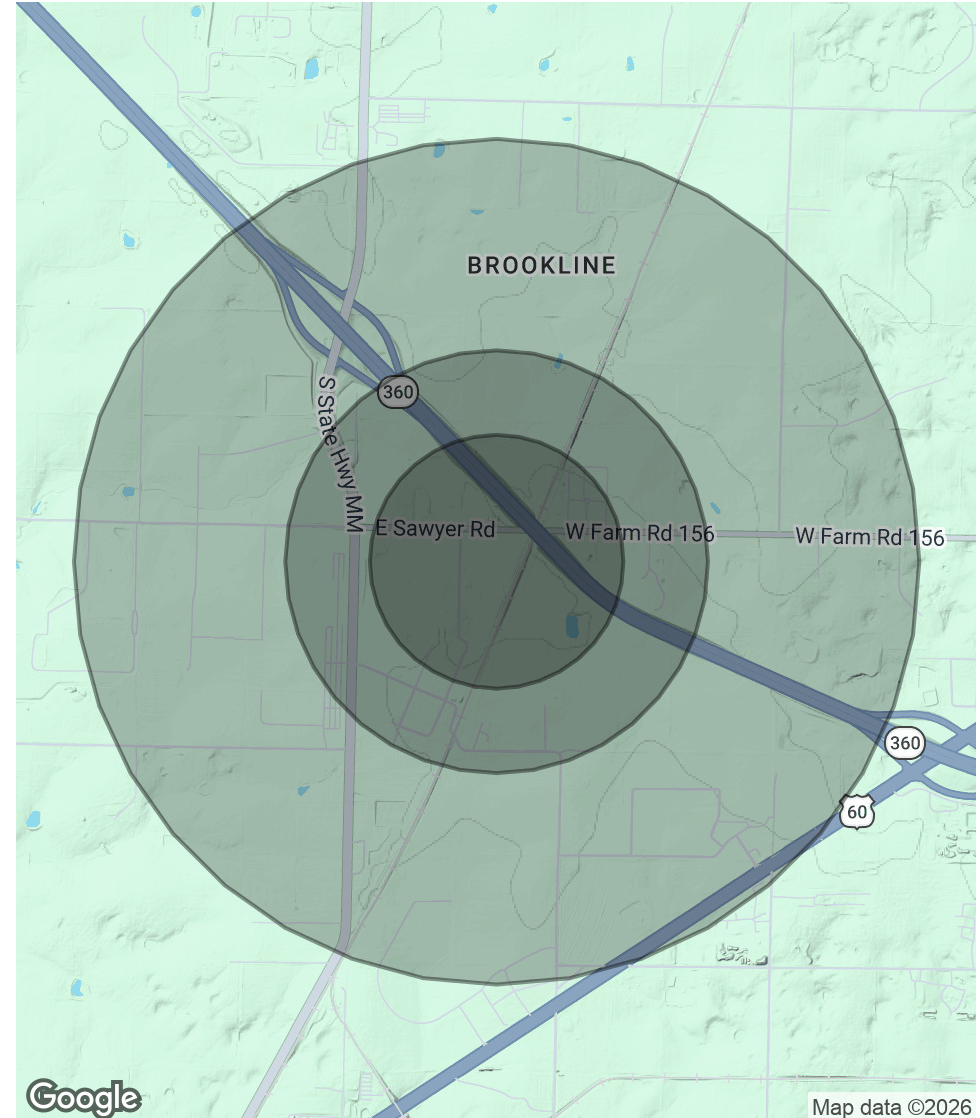
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	34	91	208
Average Age	36	36	36
Average Age (Male)	35	35	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	13	34	76
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$100,303	\$100,311	\$100,499
Average House Value	\$239,733	\$239,829	\$242,560

2020 American Community Survey (ACS)



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
ross@rbmurray.com
MO #2004035357

Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts. Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

Ross exhibits his dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News-Leader's Economic Advisory Council, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)

Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
F 417.882.0541
ryan@rbmurray.com
MO #2007030465

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