



# 2173 E. TURNER WAREHOUSE

2173 E. TURNER  
SPRINGFIELD, MO 65803

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# Property Summary



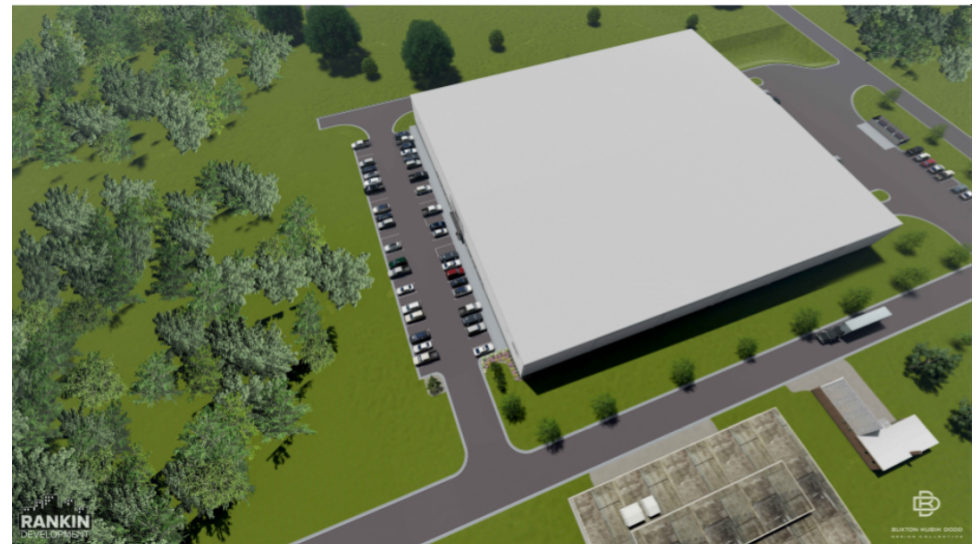
## OFFERING SUMMARY

Lease Rate:	\$4.95-5.45/SF
Available SF:	49,118-98,235 SF
Building Size:	98,235 SF
Grade Level Doors:	2
Dock High Doors:	10
Ceiling Height:	32'
Zoning:	General Manufacturing
Market:	Springfield
Cross Streets:	Turner, Barnes and Kearney

## PROPERTY HIGHLIGHTS

- 98,235 SF warehouse facility for lease
- 32' clear ceiling height. 36'7" eave height
- ESFR Sprinkler system
- Column grid spacing of 55'6" by 48'9"
- 10 docking doors measuring 8' by 9'
- 2 drive in doors measuring 12' by 14'
- Infill allowance of \$65/sf for 4,000 SF or 2,000 SF if 49,118 SF leased
- Enhanced Enterprise Zone- 50% real estate tax abatement for 10 years for qualified companies
- 800 AMP 480 Volt Electrical service
- 57 parking spaces
- Ready for occupancy 1st quarter 2021
- RE taxes estimated at \$0.50/SF with EEZ abatement

# Additional Renderings

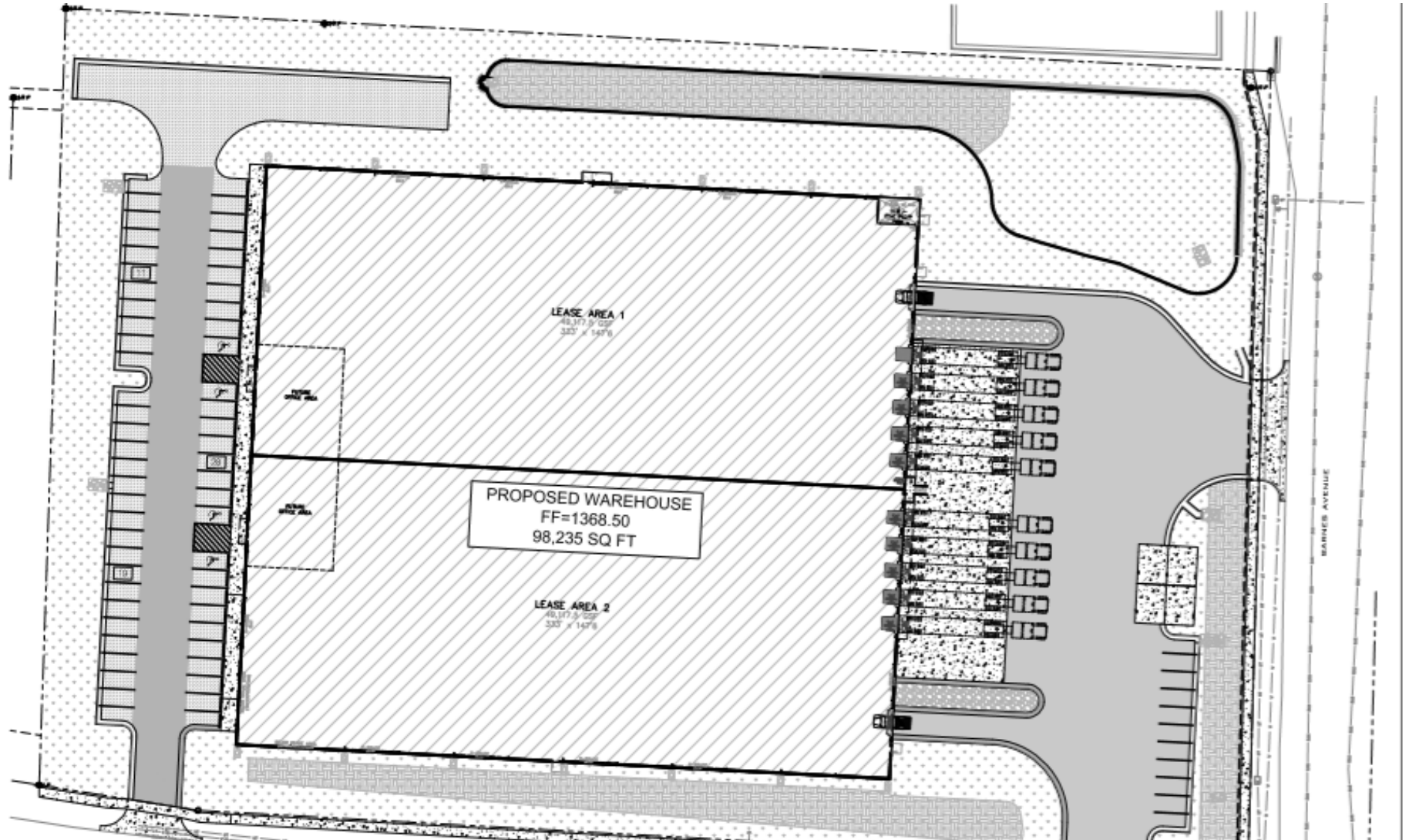


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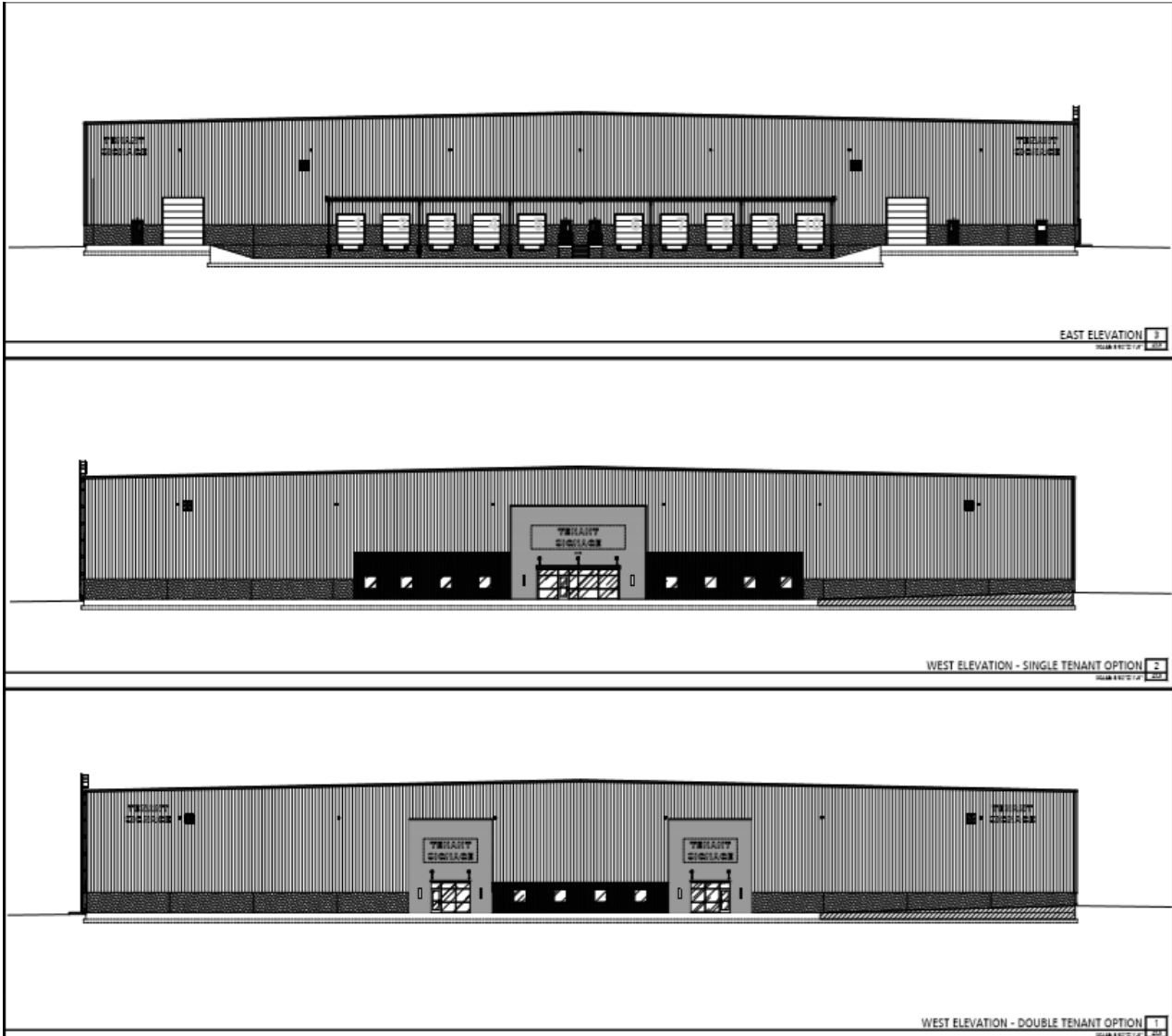
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# Site Plan

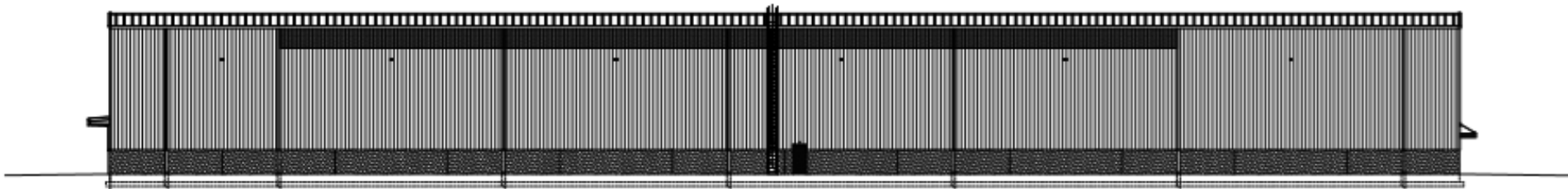


# Elevations

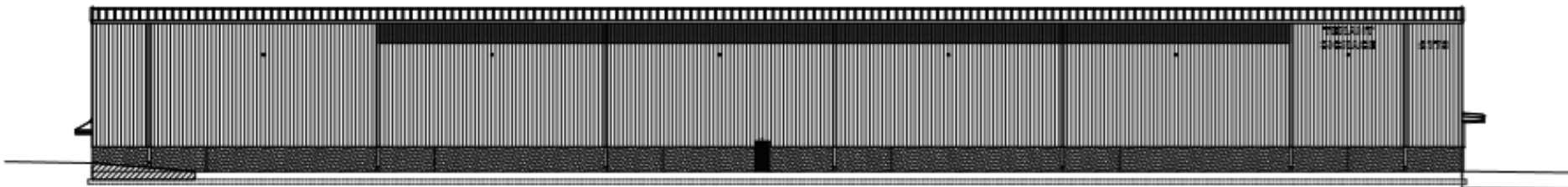


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# Elevations



NORTH ELEVATION 2  
SCALE: 1/8" = 1'-0"



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## Warehouse Specs

### PAVING & SITE CONCRETE

- The east (dock) side of the building will be Heavy Duty asphalt paving consisting of 8" compacted limestone, 2" bituminous base course and 2" hot asphalt surface mix. The parking lot on the north and west will be 6" compacted limestone base and 3" hot asphalt surface mix. The drive lanes will be 8" compacted limestone and 4" hot asphalt surface mix.
- Concrete Curb and Gutter where shown on the plan will be 30".
- Concrete Approaches will be 4" thick limestone base and 8" thick concrete as shown on the drawings.
- Concrete Sidewalks, Dock Pads, and Dolly Pads will be installed as shown on the site plan.

### BUILDING SHELL

- One Pre-Engineered Metal Building 295' wide x 333' long with a 36'-7" eaves, symmetrically gabled with a ¼" to 12" roof slope.
- The interior clear height will be 32' minimum throughout.
- The roof will be a standing seam roof system.
- The wall covering will be standard PEMB metal wall panels as shown on the BKD building elevations.
- Translucent metal wall panels, 5'-6" tall, will be installed on the north and south building walls as shown on the plans.
- The building will utilize long bay purlins and have (6) bays spaced equally at 55'-6" with soldier columns at the midpoint of the bays in the sidewalls.
- There will be (5) rows of interior columns, spaced (north to south) with (4) at 48'-9" and (2) at 50'.
- The building will be insulated with 3" vinyl backed insulation in all exterior walls except behind the insulated metal panels, and 4" vinyl backed insulation in the roof.
- Overhead doors will consist of (10) 8'2" x 9' insulated steel doors with full vertical lift track, manually operated.
- (10) doors include 6' x 8', 30,000# mechanical pit levelers.
- (2) 12'2" x 14' insulated steel door with a full vertical lift track, motor operated with a 1/2hp motor with safety sensor beams and a wall button mounted inside the building is included.

### BUILDING CONCRETE

- Concrete will be a 3500 psi mix in the floor and a 3000 psi mix in the footings.
- All foundation and slab will be reinforced as required to sustain building design loads.
- A concrete grade beam will be used around the perimeter of the building with concrete column pads for the main building columns.
- The building floor will be 7" thick, with fiber mesh reinforcing, poured on a 4" thick base rock cushion.
- The concrete 'wear' walls as shown on the elevations will extend 6' above finish floor. They will be painted and textured on both sides.

## **SPRINKLER SYSTEM**

The sprinkler system is designed to meet NFPA compliance. Engineering will be provided by a qualified fire suppression company. The sprinkler system includes the following:

- A complete set of blueprints and hydraulic calculations showing material and install will comply with NFPA and local fire protection codes.
- Labor and materials to install a fire pump 1500 gpm @ 90 psi, 460 volt, 3 phase with a wye delta open controller and jockey pump.
- Labor and Material to install (3) complete wet pipe ESFR systems
- Labor and Material to install approximately 1,031-16.8 ESFR pendent sprinklers in the warehouse.
- Labor and materials to install approximately 54 new pendent sprinklers in the white box area
- Labor and materials to install one 8" Ames 2000SS DCA backflow prevention device inside the building.

## **HVAC**

- Six 400,000 BTU gas fired unit heaters with welded steel safety cages, programmable thermostats and all required venting.
- Two 2,000 cfm wall mounted exhaust fans with motor guard, gravity shutter and factory disconnect
- Two stationary louvers with counter balanced back draft dampers.
- City mechanical permit included

## **ELECTRIC**

Electrical work will be provided by a licensed electrician and include the following:

- 73- LED warehouse lights
- 13- LED EM warehouse lights
- 5-Exit lights
- 7 – switches
- 14-receptacles
- 4- GFI receptacles
- Wire 2 exhaust fans and 2 louvers
- Wire 6 unit heaters
- 800 amp 480 volt service
- 2- 225 amp 208 volt panels
- 2- 400 amp 480 volt panels
- Wiring as required for fire pump

# Additional Photos



# Additional Photos



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# Retailer Map



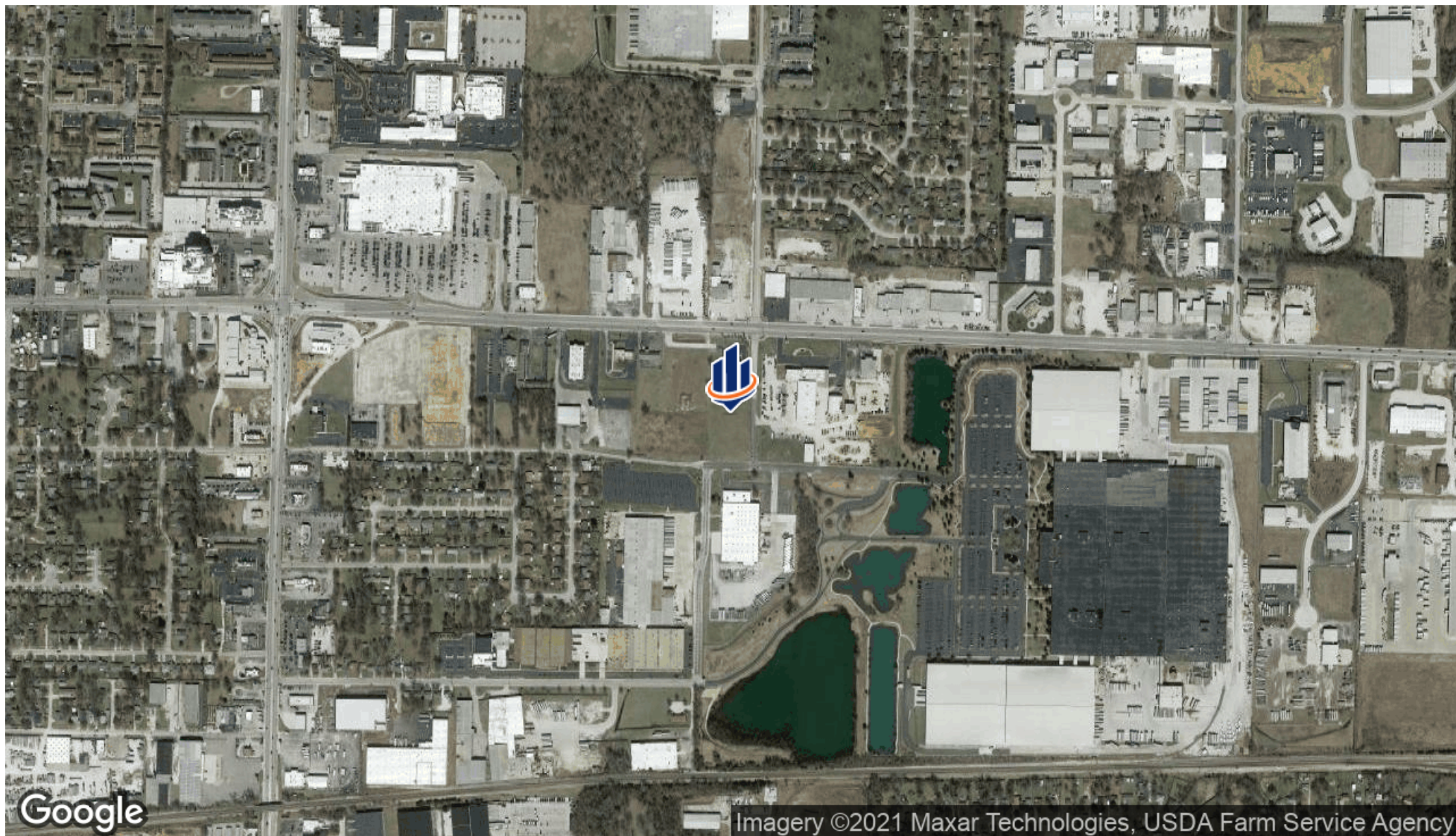
Map data ©2021

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# Aerial Maps



Google

Imagery ©2021 Maxar Technologies, USDA Farm Service Agency

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# Advisor Bio



## TOM RANKIN, CCIM

Managing Director

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MO #1999010458

## PROFESSIONAL BACKGROUND

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

**SVN | Rankin Company, LLC**  
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.