

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	<p>The Building includes:</p> <ul style="list-style-type: none"> -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	<p>Located at on the Northwest corner of Jean St and Cedarbrook Ave. Within a mile of the Interstate 44 and US Highway 65 interchange.</p> <p>**AVAILABLE 9/15/21</p>
Presented by	<p>TOM RANKIN, CCIM 417.887.8826 x102 tom.rankin@svn.com MO #1999010458</p>

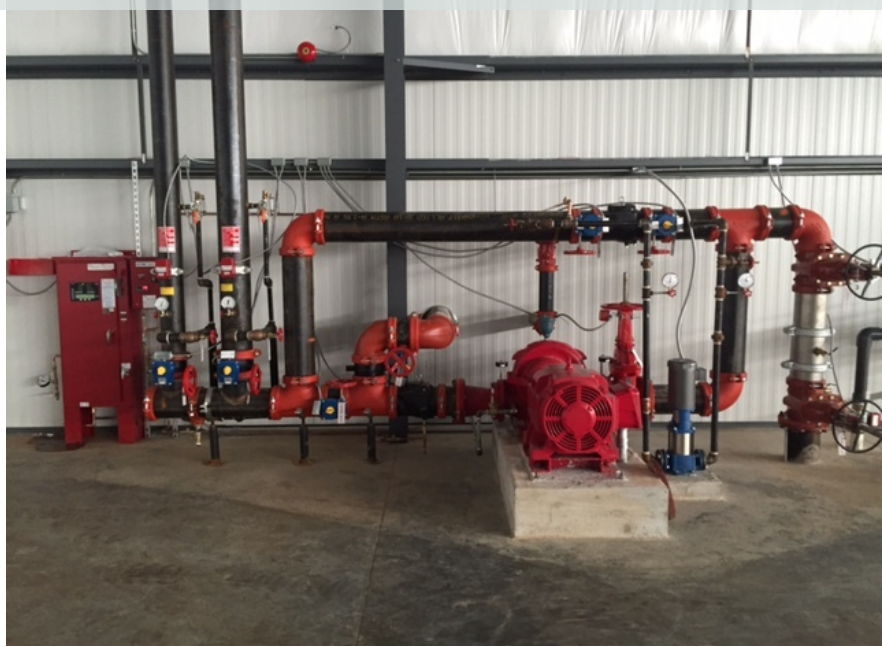
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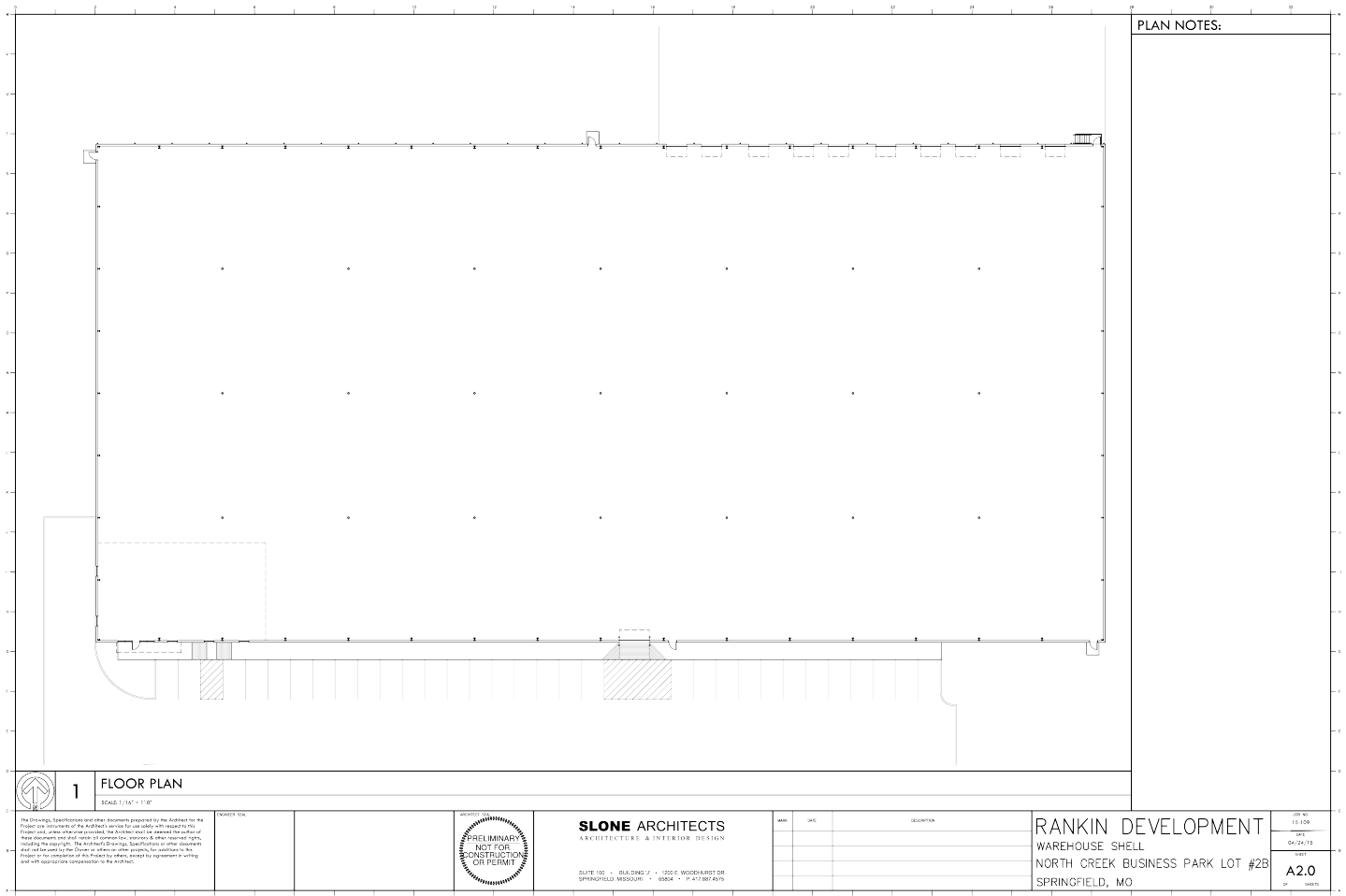
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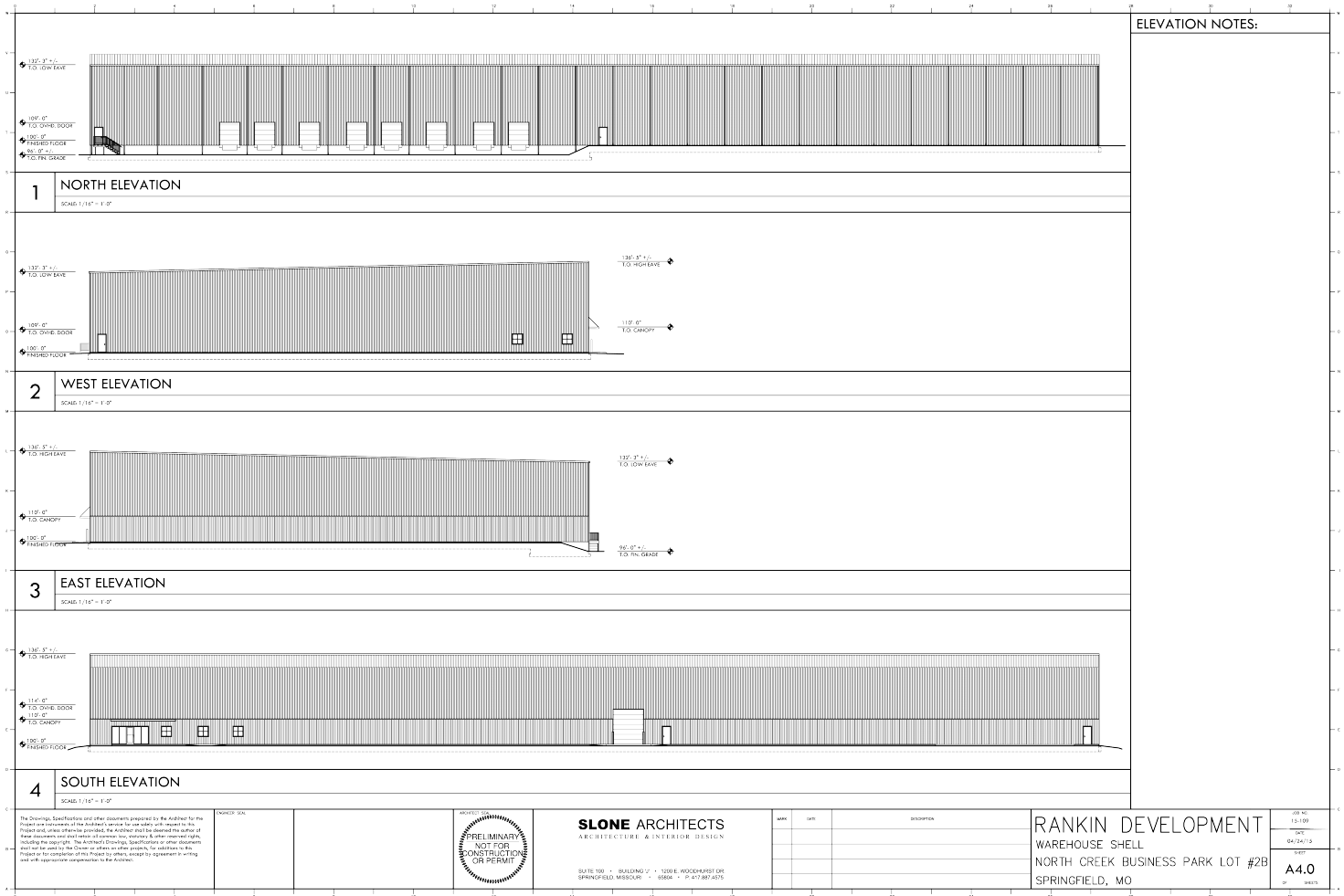


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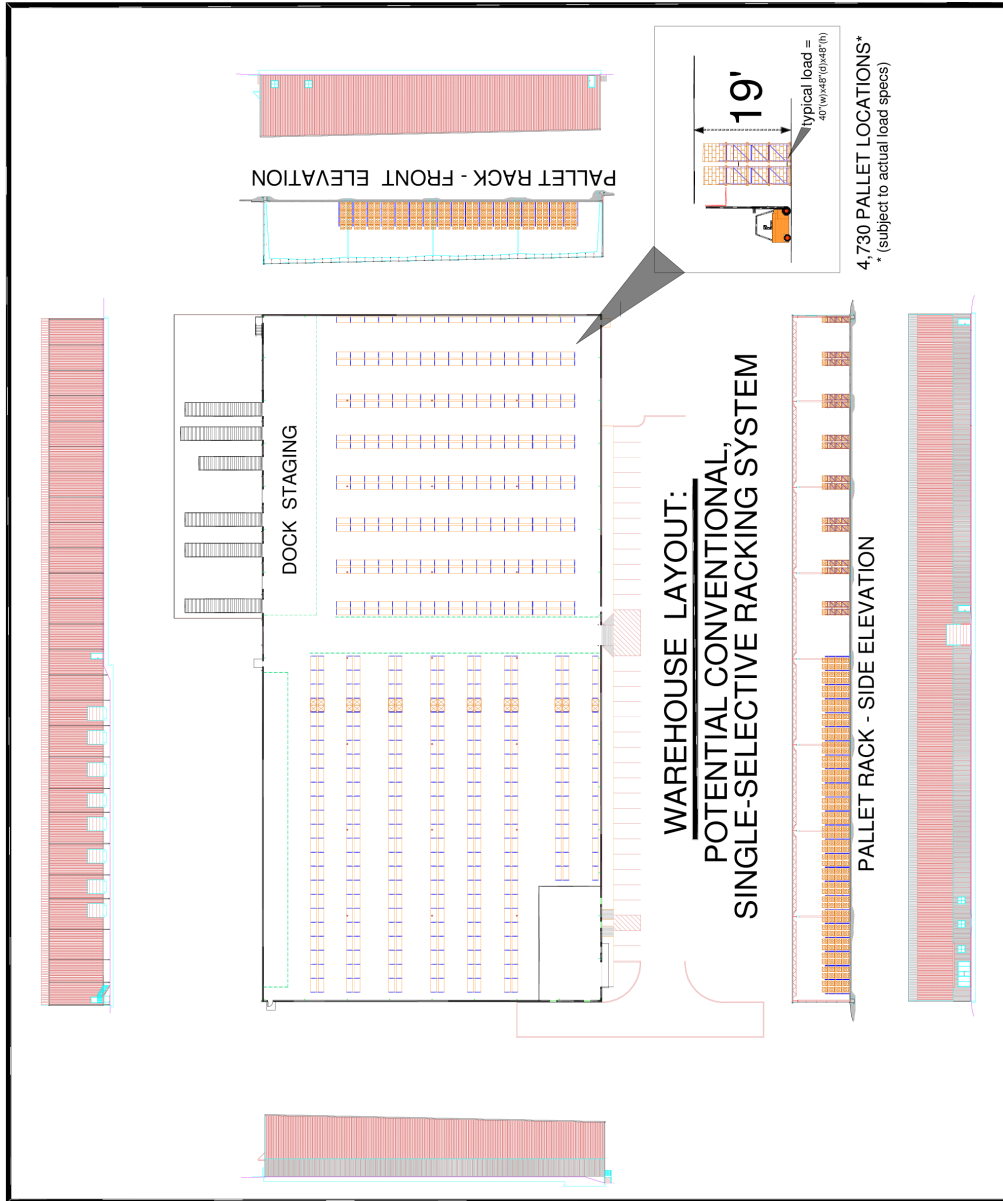
Floor Plan

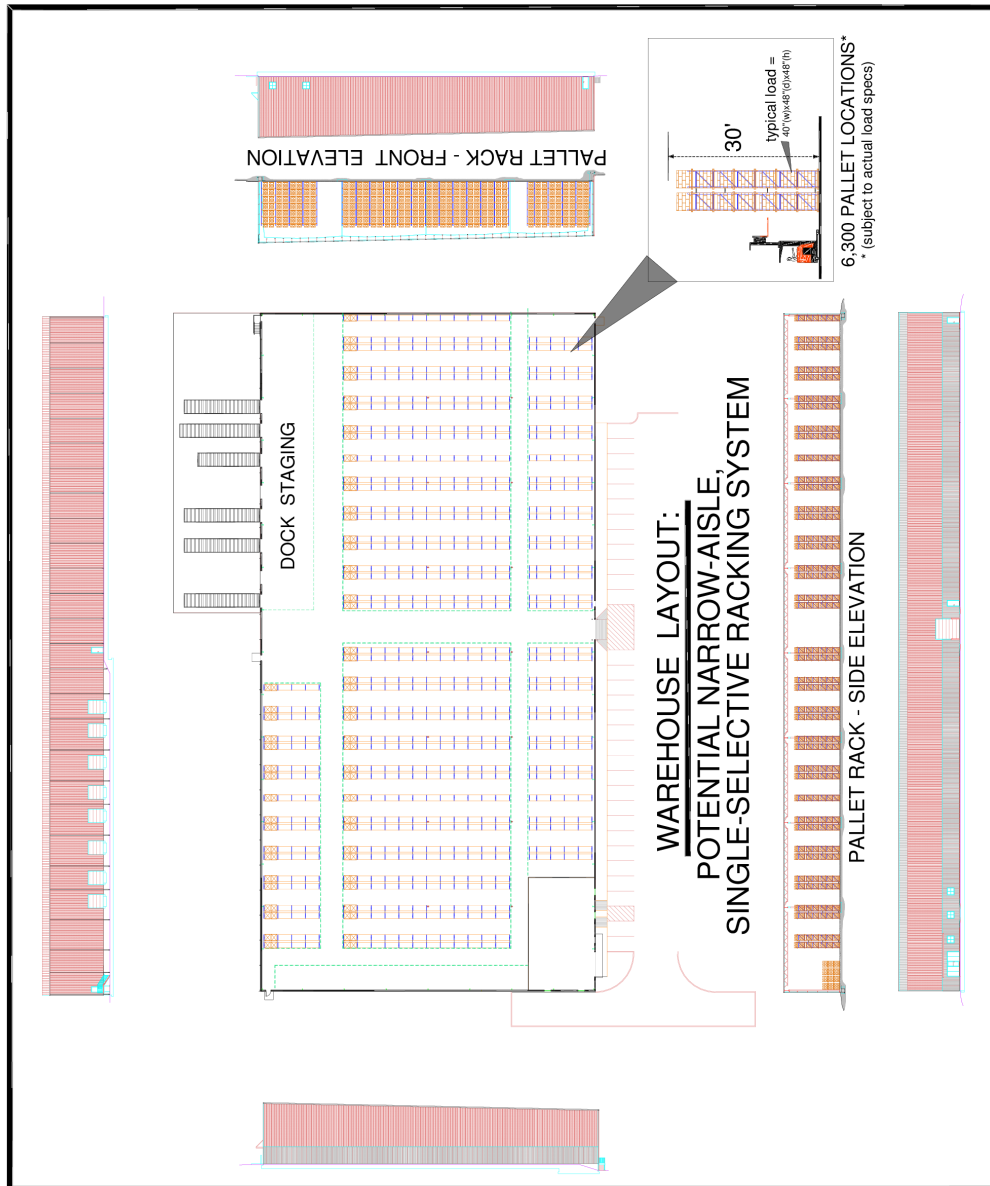




NORTH CREEK BUSINESS PARK

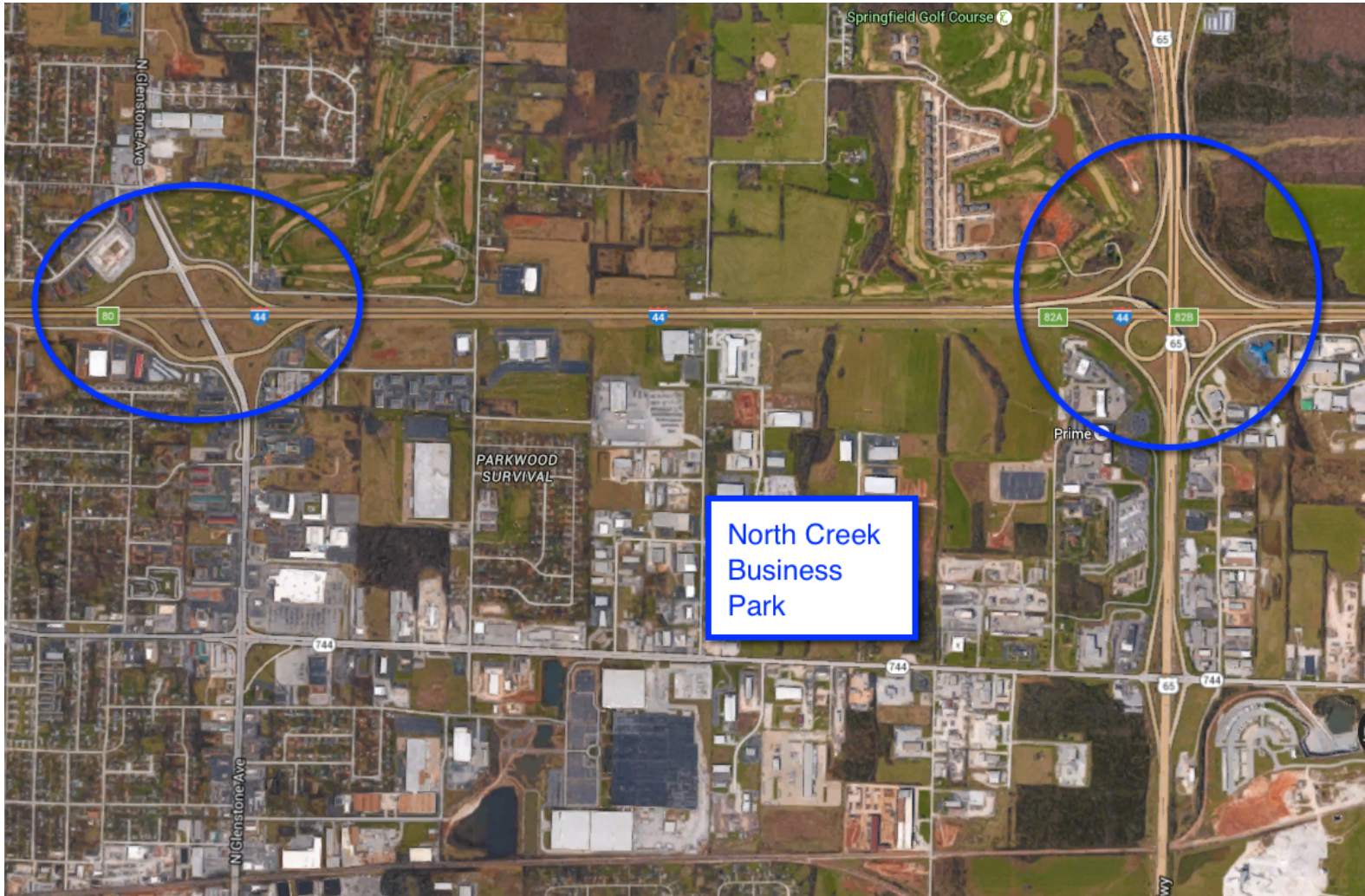




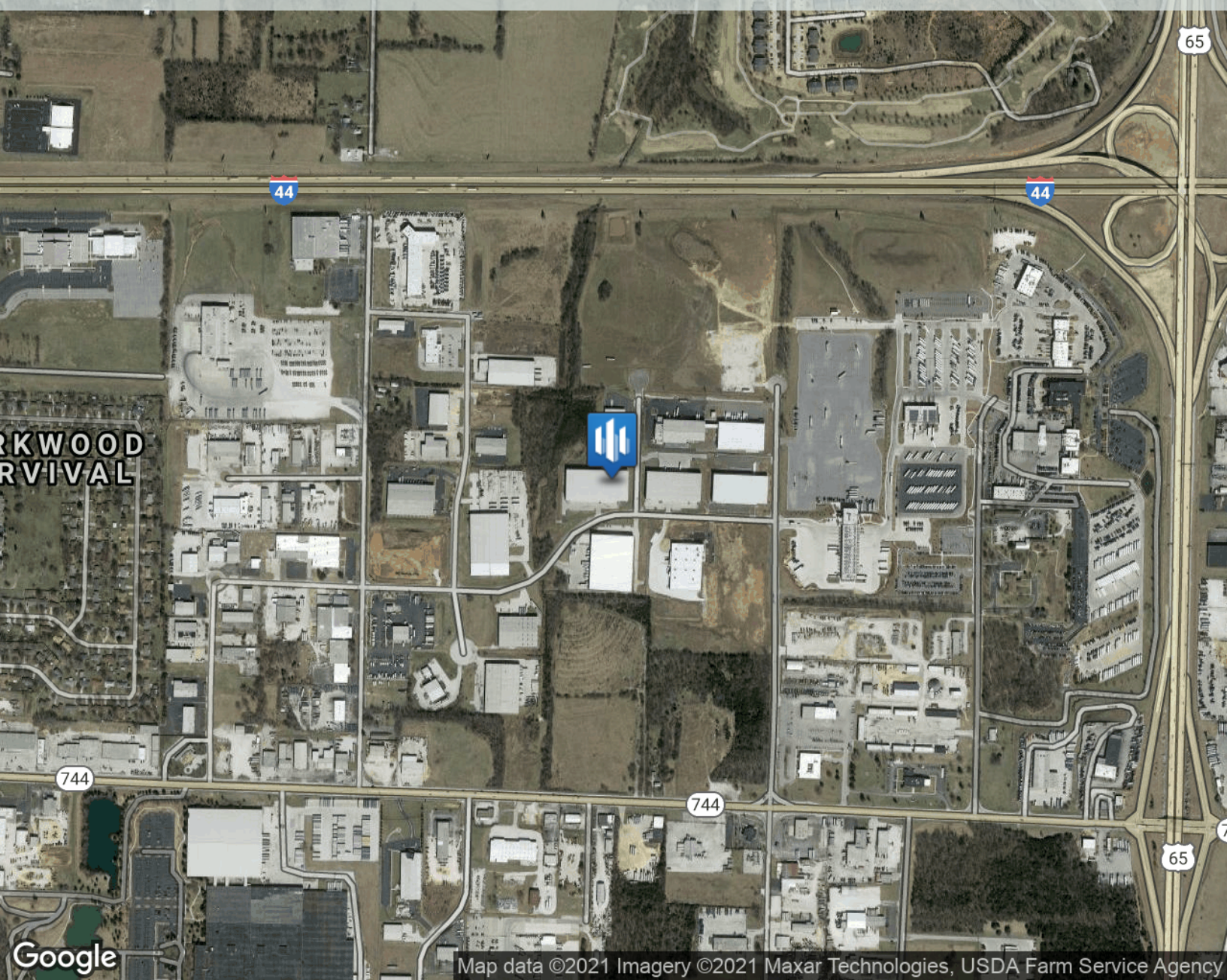


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I-44 Access



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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.

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

MO #1999010458

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 Springfield, MO 65804

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

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The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the Sperry Van Ness Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Sperry Van Ness.

Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Sperry Van Ness with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

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.