

# Executive Summary



## LEASE OVERVIEW

<b>SPACE AVAILABLE:</b>	29,760 SF
<b>SALE PRICE:</b>	\$1,350,000
<b>BASE RENT:</b>	\$3.00/SF [\$7,440/Mo]
<b>LEASE TYPE:</b>	NNN
<b>TAXES:</b>	\$1,079 Per Month
<b>INSURANCE:</b>	\$381 Per Month
<b>TOTAL RENT:</b>	\$8,900 Per Month
<b>DOCK DOORS:</b>	Yes - 3
<b>DRIVE-IN DOORS:</b>	Yes - 5
<b>SPACE TYPE:</b>	Office/Warehouse
<b>MARKET:</b>	Springfield
<b>ZONING:</b>	General Manufacturing
<b>CROSS STREETS:</b>	Eldon & Division

## PROPERTY DESCRIPTION

29,760' Office/Warehouse on +/- 11 acres at Eldon & Division. 22,920' building features 2,063' office with reception, 8 offices and break room. Warehouse has an office, three 8' dock doors, one 12' and three 10' drive-in doors and is heated & cooled. 6,840' building features a small office which is heated & cooled, heated warehouse, restroom and one 12' drive-in door. Also has a storm shelter. Zoned General Manufacturing. For Sale at \$1,350,000 For Lease monthly rent is \$8,900 [includes property taxes & insurance].

## LOCATION OVERVIEW

Neighboring businesses include Bayless Auto Salvage, Kum & Go, All Metal Recycling Inc, Thermo King, Great Dane Trailers, Select Brands, Positronic, Go Classic, Colorgraphic Printing Inc, Willard South Elementary School and many other local and national companies.

Mike Fusek, CCIM serves as Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Top 4% National Advisor in SVN International - 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

# Building 1 Exterior Photos



# Building 2 Exterior Photos



# Office Photos



# Warehouse 1 Photos



# Warehouse 2 Photos



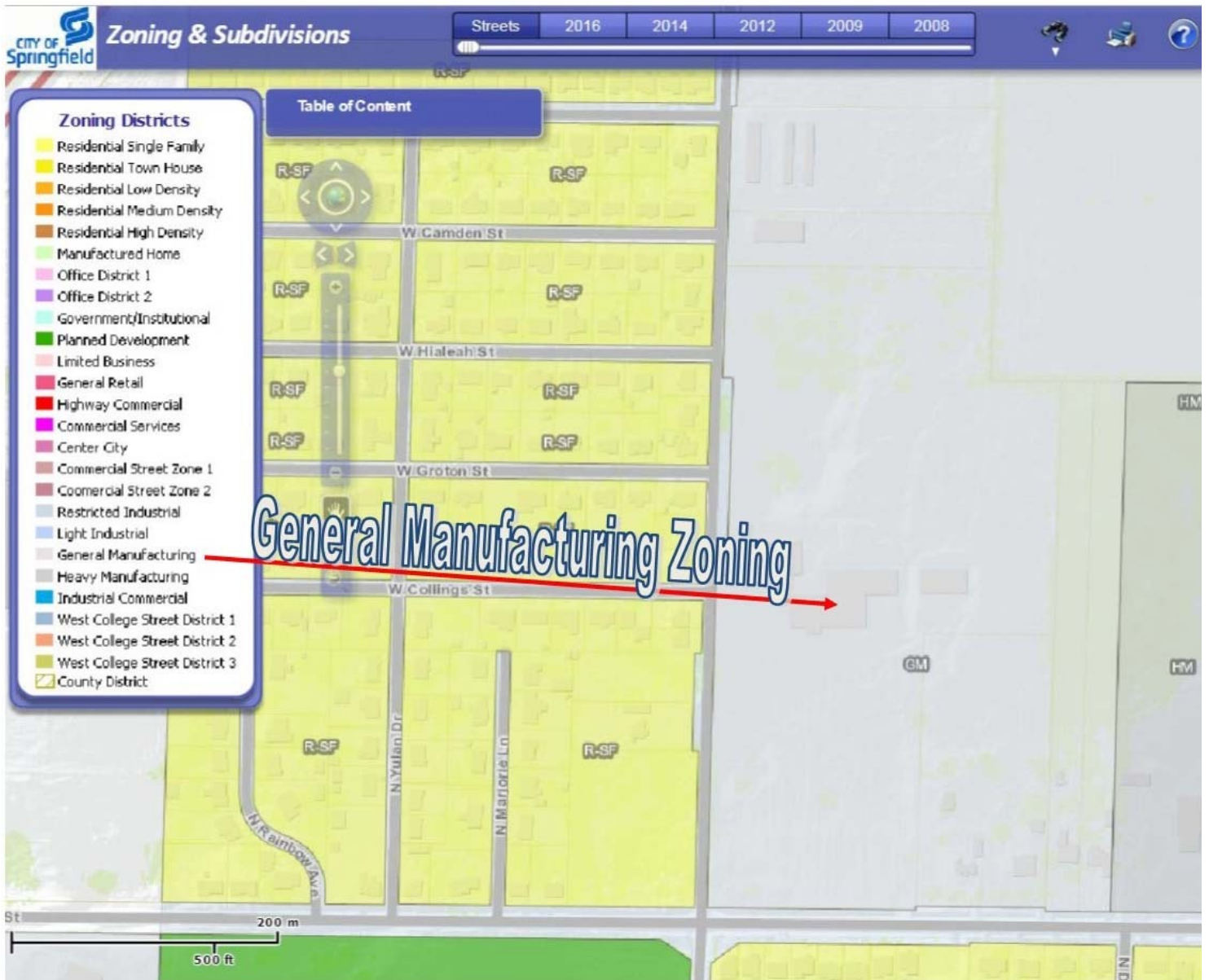
\*\*\*Includes Land To South To Division\*\*\*



# Neighborhood Businesses



# Zoning Map



# EXECUTIVE SUMMARY

## SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

## NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

## WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile

# POPULATION

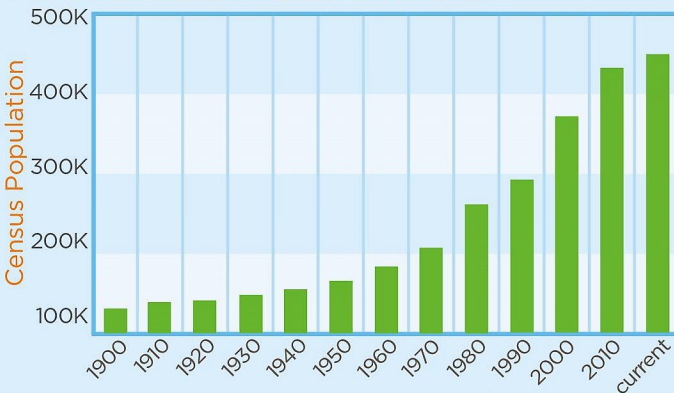
**456,456**

Current Springfield Metro Area Population

**0.8%**

Average Annual Population Growth Rate

## POPULATION | SPRINGFIELD MSA



[Source: Bureau of Labor Statistics]

**166,810**

Springfield City Limits

**1,039,566**

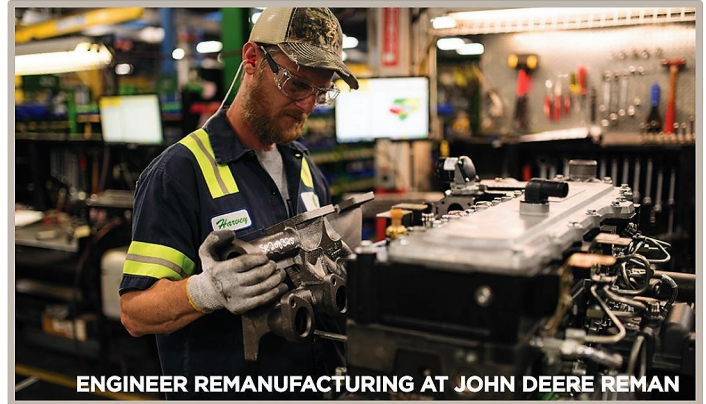
\*Springfield's Economic Area

**623,595**

\*\*Springfield Regional Economic Partnership

\* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclede, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

\*\* (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)



ENGINEER REMANUFACTURING AT JOHN DEERE REMAN

# WORKFORCE

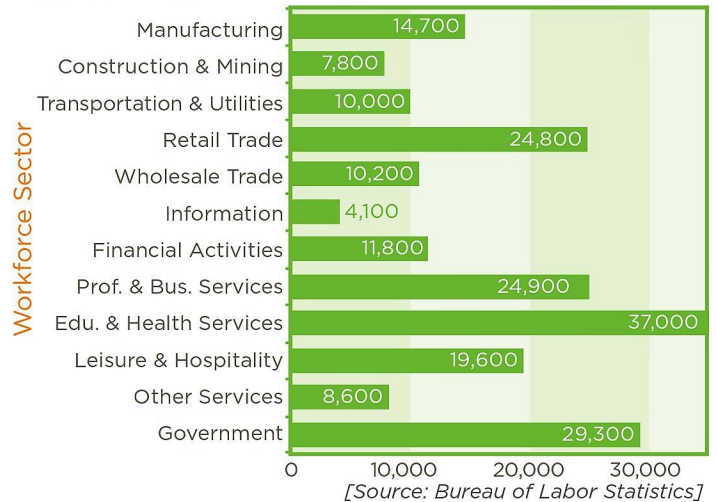
**239,984**

Current Springfield Metro Area Workforce

**1.1%**

Average Annual Workforce Growth Rate

## AVERAGE EMPLOYMENT SECTOR

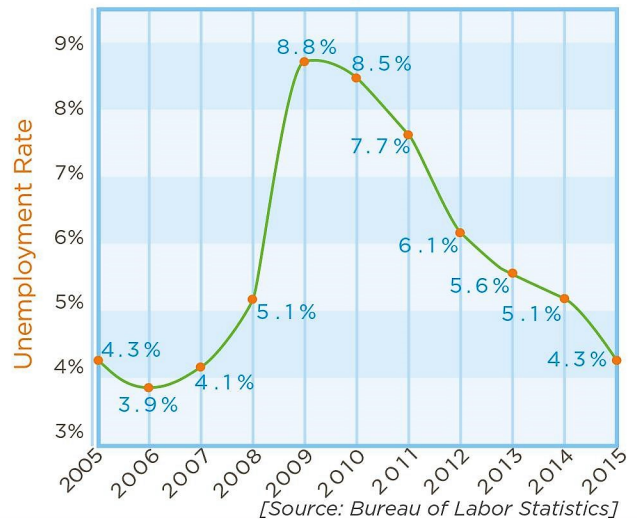


# EMPLOYMENT

**3.6%**

Current Unemployment Rate for Springfield Metro

## UNEMPLOYMENT RATE | SPRINGFIELD MSA



# SVN<sup>®</sup> CORE COVENANTS

**A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN<sup>®</sup> our Core Covenants personify our values and culture and differentiate us from the competition.**

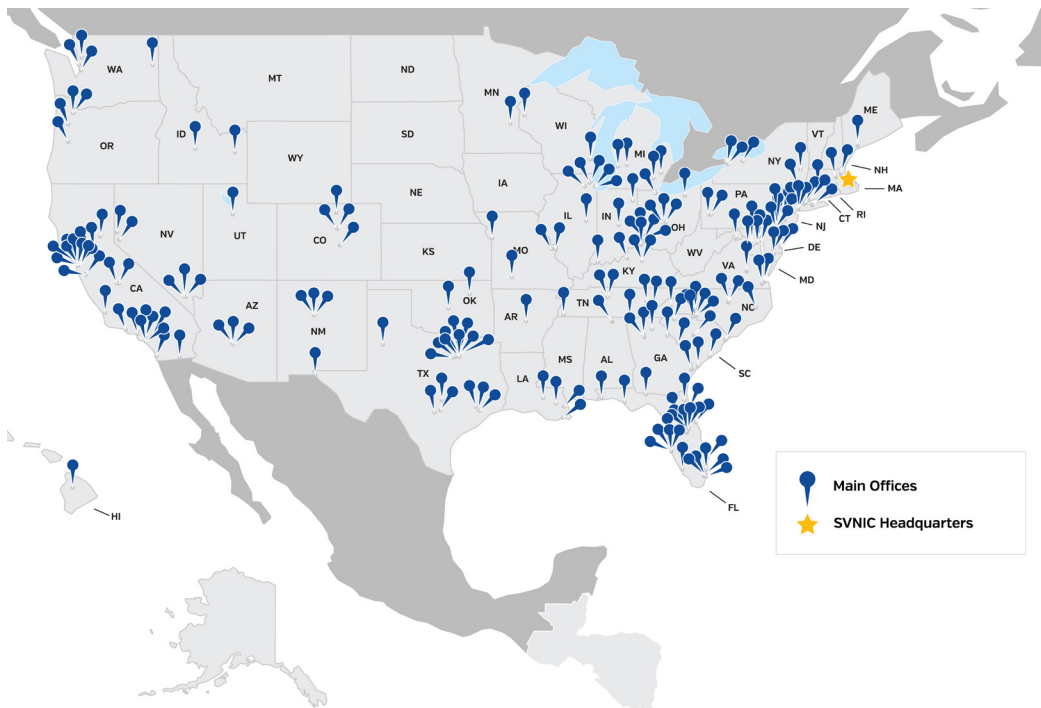
As members of the SVN Shared Value Network<sup>SM</sup>, we each commit to do the following:

1. Create amazing value with my clients, colleagues and community.
2. Cooperate proactively and place my clients' best interests above my own.
3. Include, respect and support all members of the commercial real estate industry.
4. Honor my commitments.
5. Personify and uphold the SVN<sup>®</sup> brand.
6. Resolve conflicts quickly, positively and effectively.
7. Take personal responsibility for achieving my own potential.
8. Excel in my market area and specialty.
9. Focus on the positive and the possible.
10. Nurture my career while valuing the importance of family, health and community.

***SVN: Open, inclusive and innovative since 1987.***

# SVN<sup>®</sup> BENCHMARKS 2015\*

The SVN<sup>®</sup> organization is comprised of over 1,500 commercial real estate Advisors and staff serving 500+ markets. Each SVN office is independently owned and operated. Our clients benefit from award-winning technology, creative marketing programs, and total collaboration within SVN's Shared Value Network<sup>SM</sup>, which incorporates the entire commercial real estate industry. Our robust international platform combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors assures representation that creates maximum value for our clients.



1,500 Advisors and Staff

200 Offices Nationwide

Total Value of Sales  
and Lease Transactions  
= \$10.1 Billion

2015 Volume =  
56% Sales  
44% Leasing

The SVN<sup>®</sup> brand was ranked  
the 6th most recognized CRE  
brand by the Lipsey  
Company's 2016 Top 25  
Commercial Real Estate  
Brand Survey.

*\*The statistics in this document were  
compiled from all transactions  
reported by our franchisees in 2015.  
They are not audited.*

\*DATA BASED ON US SALES

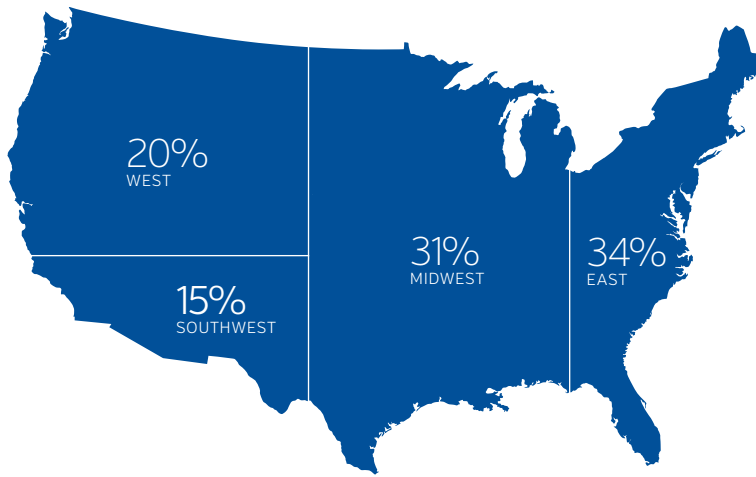
svn.com 745 Atlantic Ave, 8th Floor, Boston, MA 02111 | T : 888-311-0605 | F: 949-606-8319

© 2016 SVN International Corp. All Rights Reserved. SVN and the SVN ADVISORS Logos are registered service marks of SVN International Corp. All SVN<sup>®</sup> offices are independently owned and operated. This is not a franchise offering. A franchise offering can only be made through a Franchise Disclosure Document.

# SVN® BENCHMARKS\* 2015

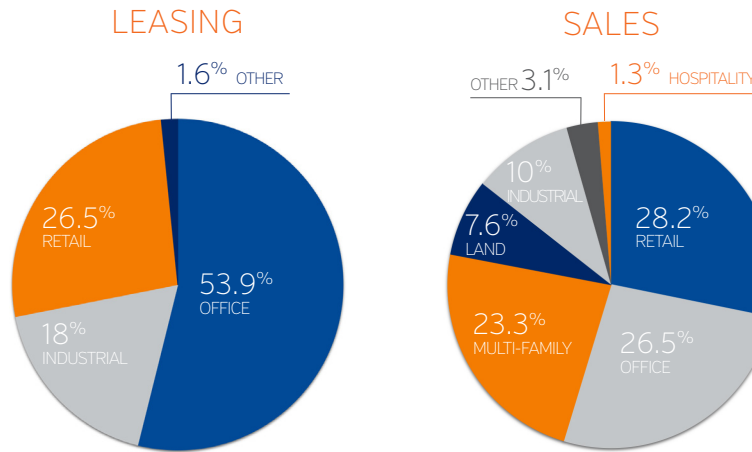
## TRANSACTION VOLUME

UNITED STATES NATIONAL DISTRIBUTION\*



## PRODUCT TYPE

NATIONAL DISTRIBUTION BY PRODUCT VOLUME\*



# \$10.1 BILLION

TOTAL VALUE OF SALES AND LEASE TRANSACTIONS

## CORE SERVICES

- Sales
- Leasing
- Property Management
- Tenant Representation
- Corporate Real Estate Services

## SPECIALTY SERVICES

- Auction Services
- Distressed Assets

## PRODUCT COUNCIL SPECIALTIES

- Golf & Resorts
- Hospitality
- Industrial
- Land & Development
- Medical Office
- Multifamily
- Office
- Retail
- Self Storage
- Single Tenant Investments

\*The statistics in this document were compiled from all transactions reported by our franchisees in 2015. They are not audited.



\*DATA BASED ON US SALES

svn.com 745 Atlantic Ave, 8th Floor, Boston, MA 02111 | T : 888-311-0605 | F: 949-606-8319

© 2016 SVN International Corp. All Rights Reserved. SVN and the SVN ADVISORS Logos are registered service marks of SVN International Corp. All SVN® offices are independently owned and operated. This is not a franchise offering. A franchise offering can only be made through a Franchise Disclosure Document.

# Advisor Bio & Contact 1



## Mike Fusek, CCIM

Senior Advisor  
SVN | Rankin Company, LLC

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 25+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client's needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri and Florida. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

SVN has more than 1,700 National Advisors.

Phone: 417.849.5703

Fax: 417.875.9233

Cell: 417.849.5703

Email: [mike.fusek@svn.com](mailto:mike.fusek@svn.com)

Address: 2808 S. Ingram Mill, Suite A100  
Springfield, MO 65804



# DISCLAIMER

29,760' OFFICE/WAREHOUSE ON 11 AC AT ELDON & DIVISION | 29,760 SF | SPRINGFIELD, MO

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN 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 Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN 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 representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to 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 SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease 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 Lease 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 SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease 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 Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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

