



FOR SALE/LEASE | LEW'S OFFICE/WAREHOUSE HQ

INDUSTRIAL/WAREHOUSE BUILDING FOR SALE OR LEASE | 3031 N. MARTIN AVENUE, SPRINGFIELD, MO 65803

- I-44 frontage and visibility
- NNN Lease income thru Fall 2021
- Class-A corporate HQ warehouse, offices, and showroom
- Strategically located with easy access to I-44 & US Hwy 65
- Expandable building with excess land
- Fenced-in outdoor storage
- Constructed in 2014
- Shown by appointment only

EST. 1909

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

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$23,613.44 (plus expenses)
Lease Rate:	\$4.85 PSF (NNN)
Sale Price:	\$4,500,000.00
Taxes:	\$42,889.95 (2020)
Building Size:	58,425 SF
Lot Size:	4.75 Acres
Grade Level Doors:	1
Dock High Doors:	4
Year Built:	2014
Zoning:	HM - Heavy Manufacturing

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

PROPERTY OVERVIEW

Currently leased until fall 2021 to the parent company of Lew's fishing, this Class-A warehouse office, being offered for sale or lease, was built in 2014 as the corporate headquarters for Lew's fishing. The property has +/-580 ft of frontage on I-44, and is strategically located with easy access to I-44 and US Highway 65. The institutional office area with a dedicated entrance has private offices with windows, a full lobby, conference rooms, break areas, and a bullpen area. The full retail showroom with I-44 visibility, has a dedicated entrance, large open floor plan and floor to ceiling windows. The warehouse area has a very functional and efficient layout (see columns spacing information below) and has climate controlled foreman's offices and R&D areas. The property is being offered for sale and for lease, and can be shown by appointment only.

PROPERTY HIGHLIGHTS

- NNN Lease - Tenant responsible for real estate taxes, building insurance, and building maintenance
- Great visibility
- Off-site detention
- Office/showroom: 17,959± SF, Warehouse: 40,466± SF
- 4 dock doors, 1 g/l door
- Fenced-in storage, excess land, and excess parking
- Ceiling height: 24' low eave, 14' office eave
- Insulation: 3" vinyl fiberglass - roof and extension walls
- Floor thickness: 6" concrete w/ 6x6 10/10 mesh over 10 mil vapor barrier, 4" compacted
- Lighting: T-5 high output lamps
- Column spacing: 61'6" N & S; 82' N & S; 81'6" N & S
- Roof: standing seam
- Currently leased to parent company of Lew's Fishing until October 25, 2021
- Shown by appointment only

Lease Information

Lease Rate: \$4.85 SF/YR (NNN)
Lease Type: NNN

Total Space: 58,425 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
3031 N. Martin Avenue	Warehouse/Distribution	\$4.85 SF/YR	NNN	58,425 SF	Negotiable	58,425± SF Industrial/Warehouse building for lease at \$4.85 PSF (NNN). Tenant responsible for real estate taxes, building insurance, and building maintenance.

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100 Years
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Additional Photos



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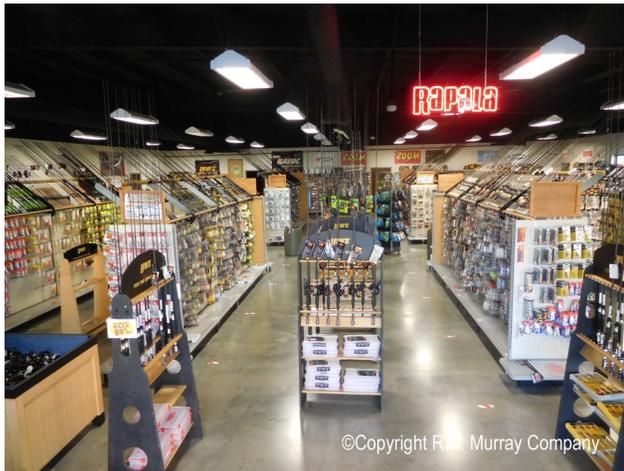
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Additional Photos - Retail Showroom



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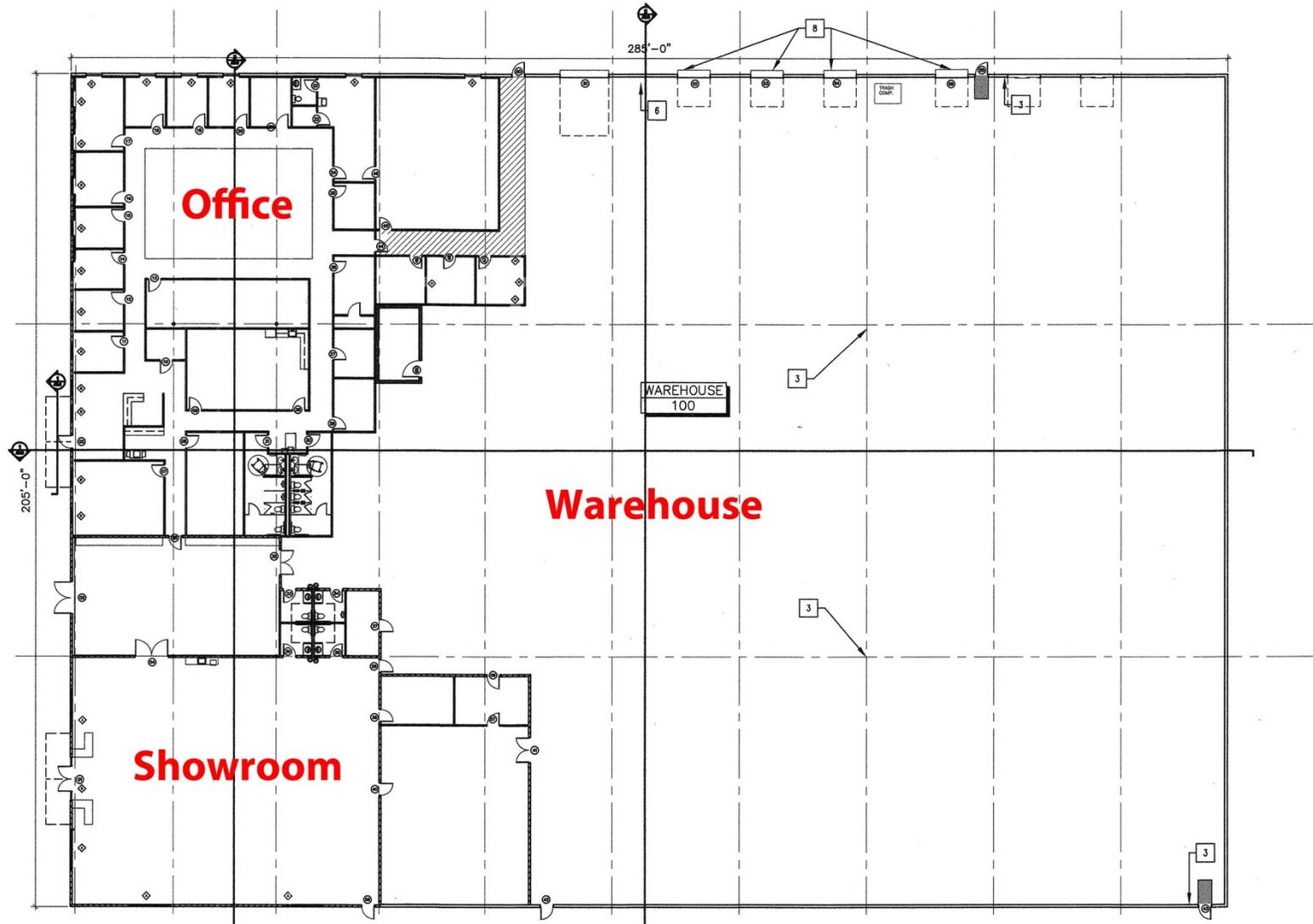
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Floor Plans



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Aerial



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Industrial Park Map



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Location Maps



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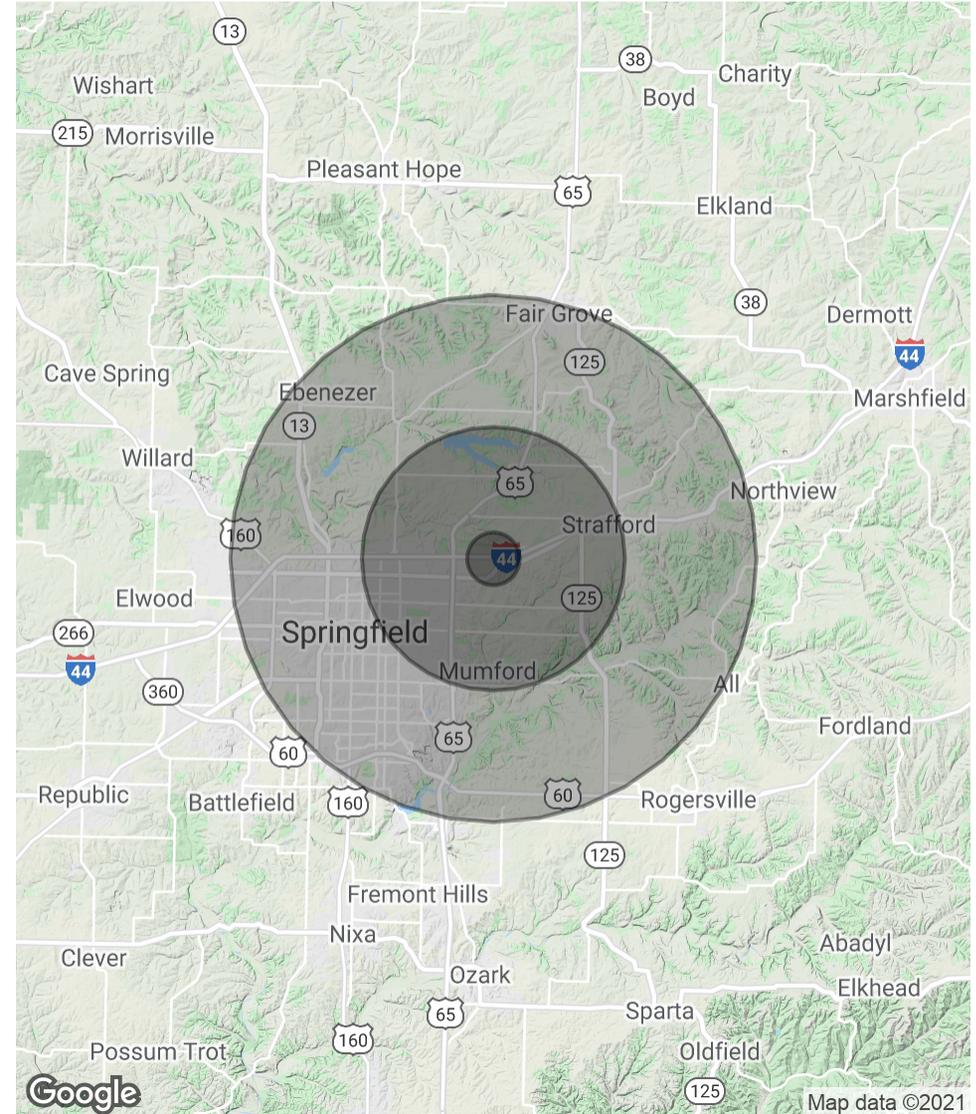
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,307	32,495	204,221
Average age	41.5	37.6	35.9
Average age (Male)	41.7	37.1	34.7
Average age (Female)	41.5	38.4	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	546	13,438	87,685
# of persons per HH	2.4	2.4	2.3
Average HH income	\$84,692	\$60,387	\$50,476
Average house value	\$127,651	\$112,196	\$158,333

* Demographic data derived from 2010 US Census



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

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with 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 sale/lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 5,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information.

Ross exhibits a 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, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

Memberships & Affiliations

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

