

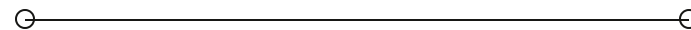


**LEASE**

## Division & National Office/Warehouse

**1309 E DIVISION ST.**

Springfield, MO 65803



**PRESENTED BY:**

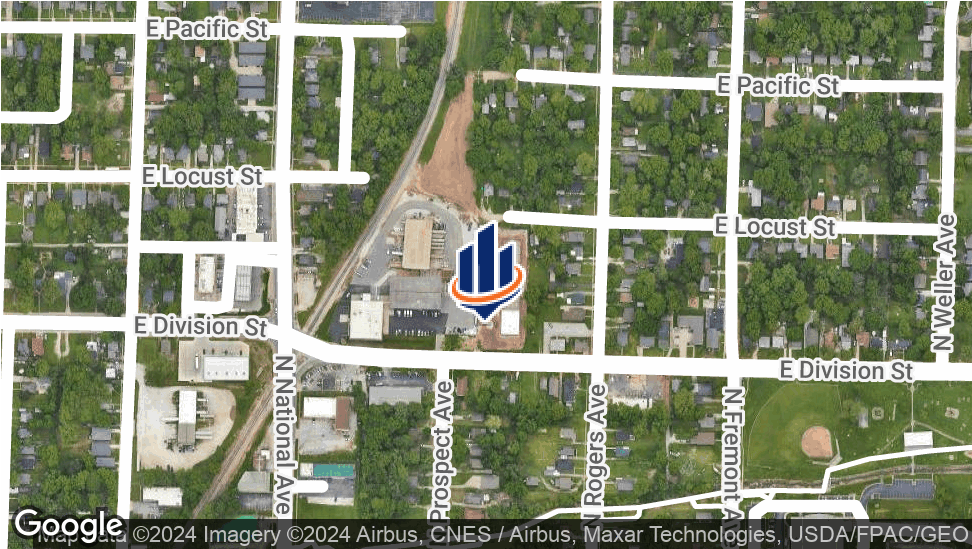
**JACK RANKIN**

O: 417.860.9951

[jack.rankin@svn.com](mailto:jack.rankin@svn.com)



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (NNN)
AVAILABLE SF:	1,375 SF
BUILDING SIZE:	16,500
YEAR BUILT:	2022
DIVISION/NATIONAL VPD:	+/- 40,000
ZONING:	General Manufacturing
MARKET:	Springfield

PROPERTY OVERVIEW

Thank you for viewing this office warehouse space for lease located at the corner of National and Division in Springfield Mo. This newly completed 16,500 sf facility has two remaining spaces available for lease. Each consisting of 1,375 SF. Each suite offers a 10' by 12' office, and a private restroom, with the remaining square footage free span warehouse space. Lease rate \$10/sf/yr NNN. Please contact the listing agent for more information.

PROPERTY HIGHLIGHTS

- New Construction
- 14' Grade Level Doors
- Easy Access

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,375 SF	LEASE RATE:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 113: 2,750 SF	-	2,750 SF	NNN	\$10.00 SF/yr	Suite 113 offers +/-2,750 sf of warehouse space with an 10 by 12 private office, private restroom and free span warehouse with a 14 ft bay door.
Suite 117: 1,375 SF	Available	1,375 SF	NNN	\$10.00 SF/yr	Suite 117 offers +/-1,375 sf of warehouse space with an 10 by 12 private office, private restroom and free span warehouse with a 14 ft bay door.
Suite 101-103	-	2,750 SF	NNN	\$10.00 SF/yr	Suite 101-103 offers a 10 by 12 office, a restroom and +/-2,630 sf of warehouse area with a 14ft bay door. LEASED
Suite 106	-	1,375 SF	NNN	\$10.00 SF/yr	Suite 106 offers a 10 by 12 office, a restroom and +/- 1,255 sf of warehouse area with a 14 ft bay door.
Suite 107: 4,125 SF	-	4,125 SF	NNN	\$10.00 SF/yr	Suite 107-111 offers a 10 by 12 office, a restroom and +/-4,005 sf of warehouse area with a 14 ft bay door.
Suite 119	Available	1,375 SF	NNN	\$10.00 SF/yr	Suite 119 offers a 10 by 12 office, a restroom and +/- 1,255 sf of warehouse area with a 14 ft bay door.
Suite 121: 2,750 SF	-	2,750 SF	NNN	\$10.00 SF/yr	Suite 121-123 offers a 10 by 12 office, a restroom and +/-2,630 sf of warehouse area with a 14ft bay door. LEASED
Suite 105	-	1,375 SF	NNN	\$10.00 SF/yr	-

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## ADDITIONAL PHOTOS



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ADVISOR BIO



JACK RANKIN

Associate Advisor

jack.rankin@svn.com  
Cell: 417.860.9951

PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain is Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

EDUCATION

-Graduated from Drury University

MEMBERSHIPS

- Springfield Chamber of Commerce
- Springfield Board of Realtors
- The Network

Designations:  
-CCIM 101

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This Offering Memorandum 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 Offering Memorandum 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 SVN 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.

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