



FOR SALE MANUFACTURING & DISTRIBUTION 305 W NORTH ST

305 W NORTH ST
MOUNT VERNON, MO 65712

Lee McLean III, CCIM
Senior Advisor
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The CBRE logo, consisting of the letters "CBRE" in white, bold, sans-serif font, centered within a solid green rectangular background.

Property Summary



OFFERING SUMMARY

Sale Price:	\$2,490,000
Lot Size:	13.81 Acres
Building Size:	98,758 SF
Available Date:	October 2019
Dock High Doors:	9
Ceiling Height:	15' [assembly] 26' [warehouse]
Parking Spaces:	170
Market:	Mt. Vernon
Sub-market:	Southwest Missouri
Nearby Highways:	I-44 & US Hwy 265

PROPERTY OVERVIEW

Thank you for viewing the industrial manufacturing space near I-44 & Spring Park Blvd in Mount Vernon, MO.

Sale price is \$2,490,000

This space is 98,759 SF on 13.81 Acres.

14 semi truck parking spaces, and 170 general parking spaces.

The building has ceiling height of approximately 15 feet throughout manufacturing/assembly area and 26 feet in warehouse/distribution portion of the facility.

To learn more about this listing please contact the listing agent. Thank you.

LOCATION OVERVIEW

Located in Mt. Vernon near major highways Lawrence County Justice Center, Lawrence County Jail, Barry-Lawrence Regional Library, Meek's Lumber, Waco Title, Walmart Super Center, United States Postal Service, Mt. Vernon Middle School, Mt. Vernon High School, Veterans Health Care and many other local and national businesses.

SVN is partnering with CBRE to co-list this property.

Lee McLean, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM designation, a Brokers-Associate real estate license and ranks in the top 1% of SVN International.

Travis Price, MCR serves CBRE's Global Workplace Solutions Portfolio Advisory & Transaction Services, as Senior Vice President.

Interior Photos



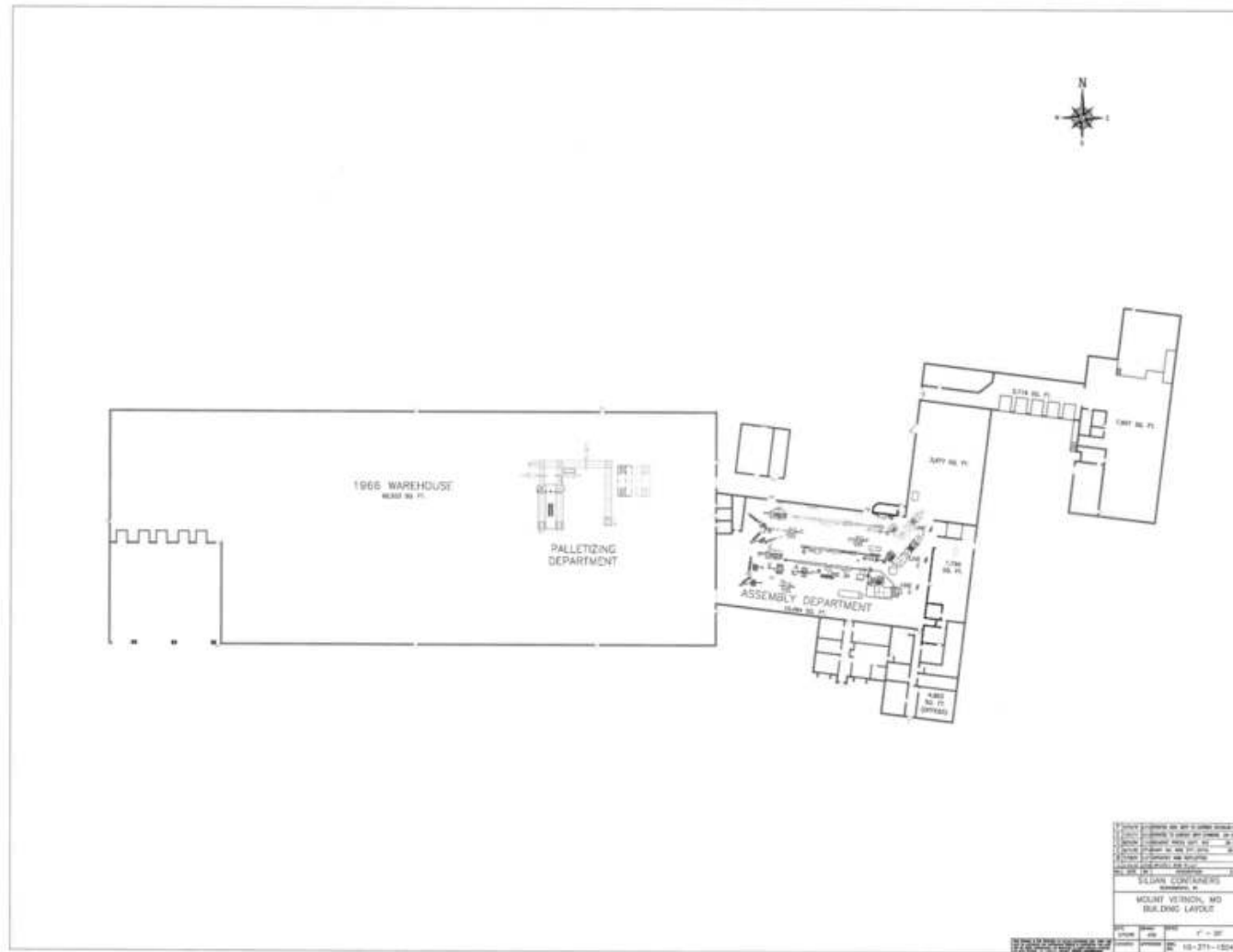
Interior Photos



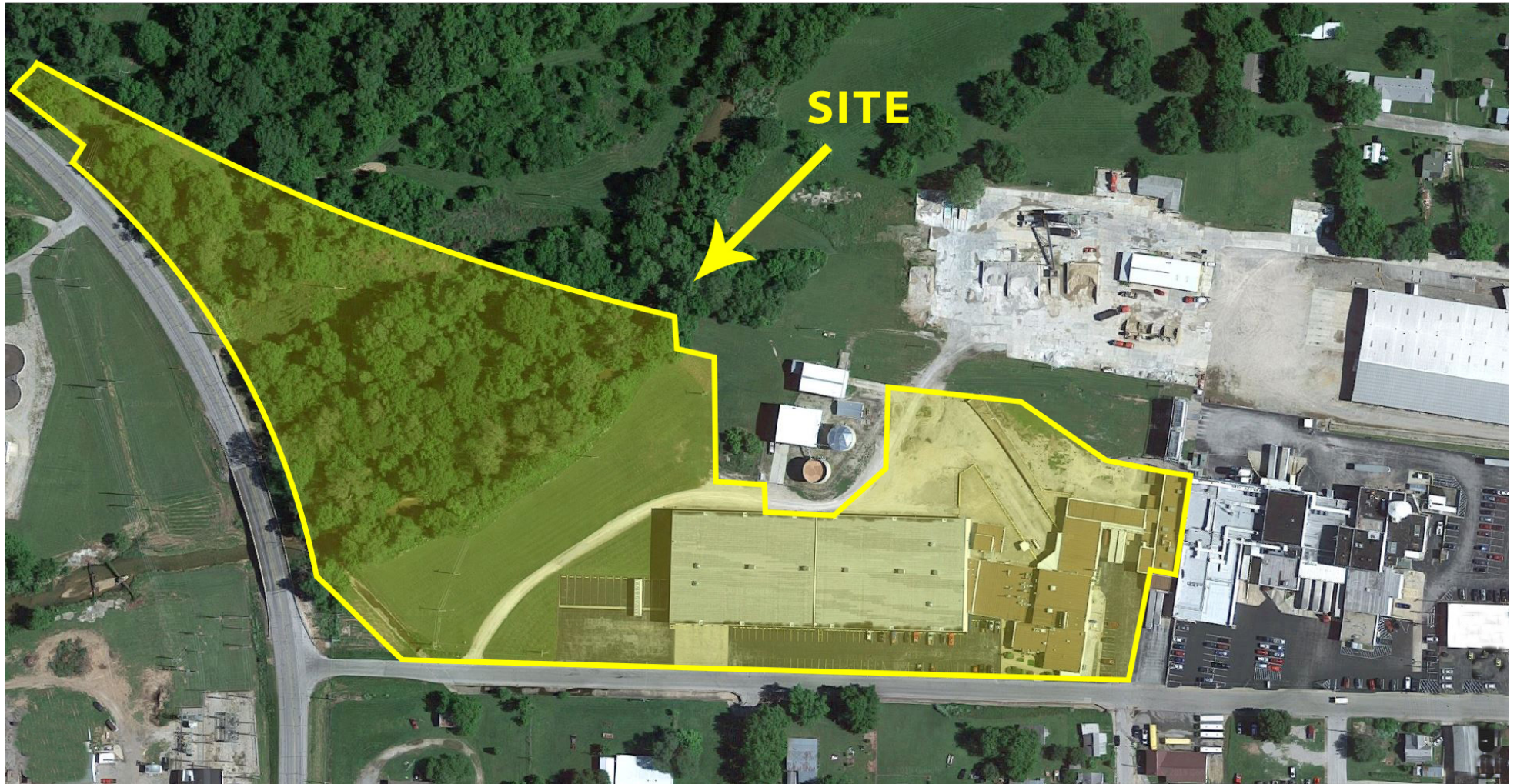
Exterior Photos



Site Plan



Aerial View



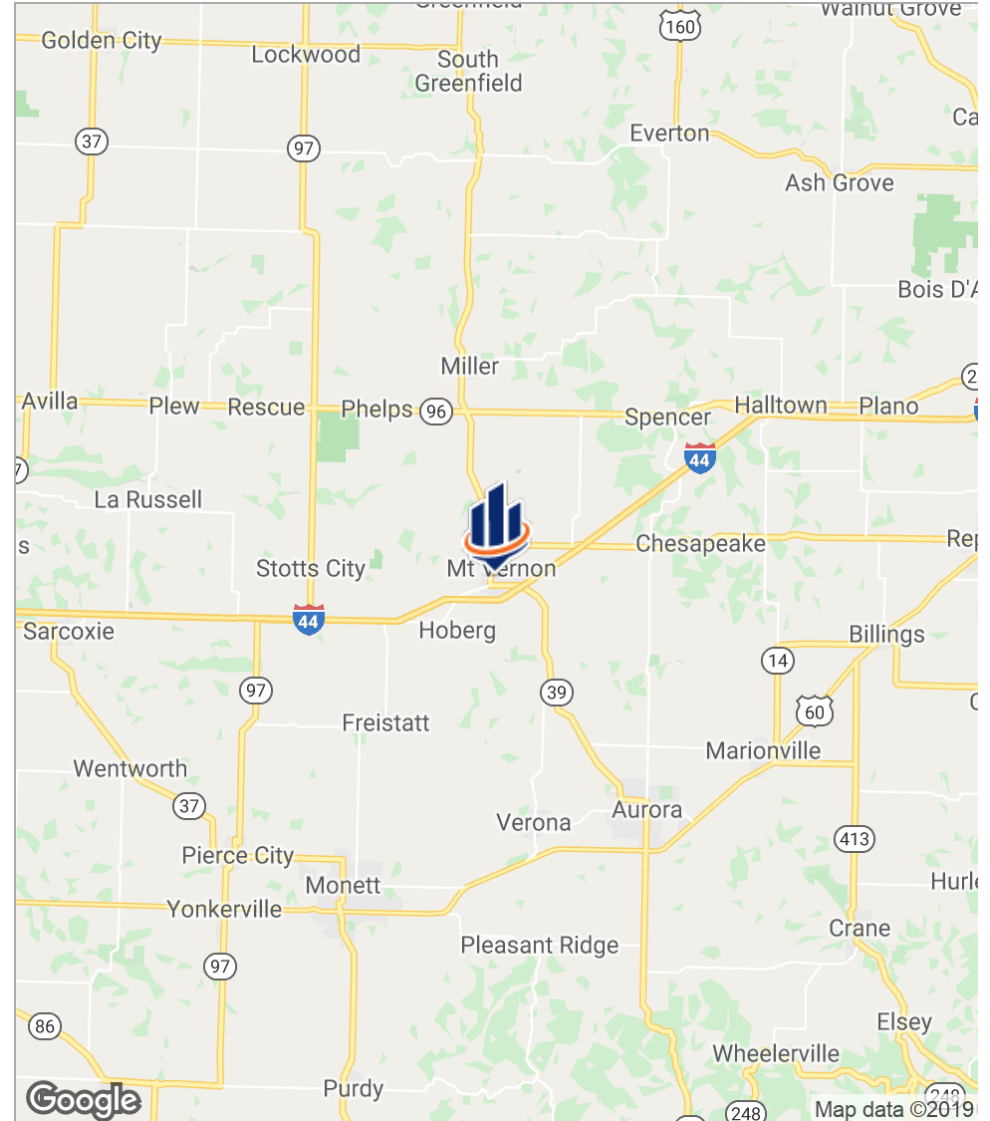
Retailer Map



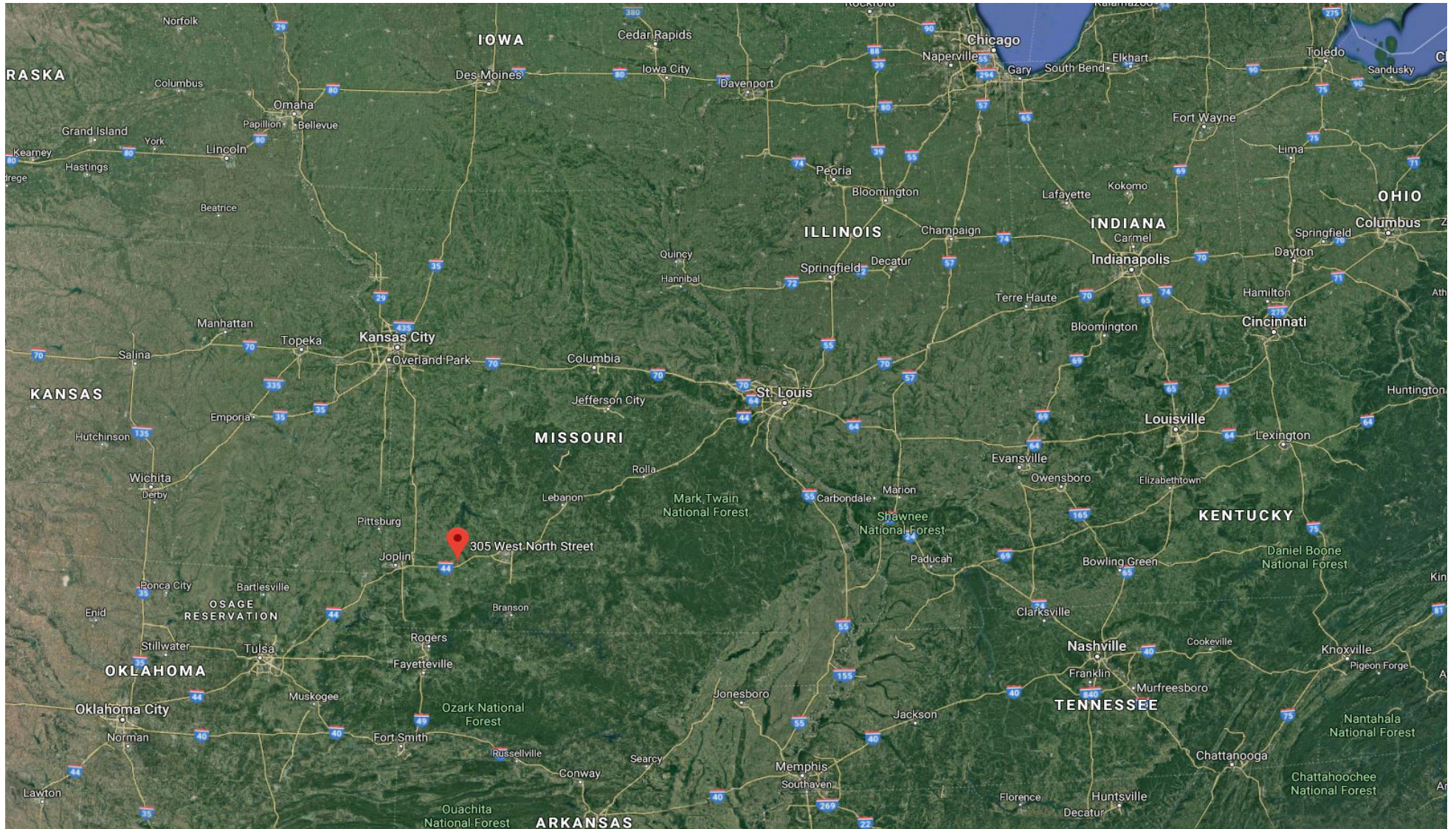
Retailer Location Map



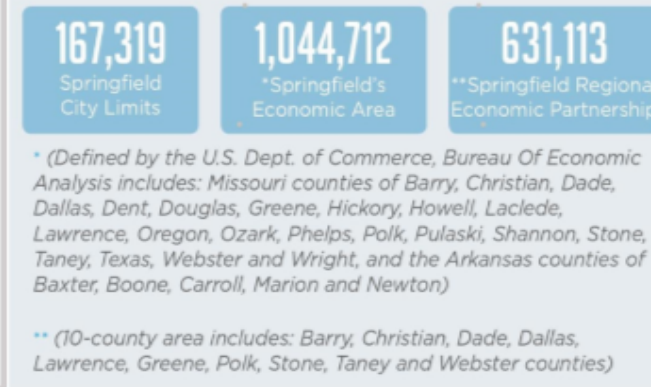
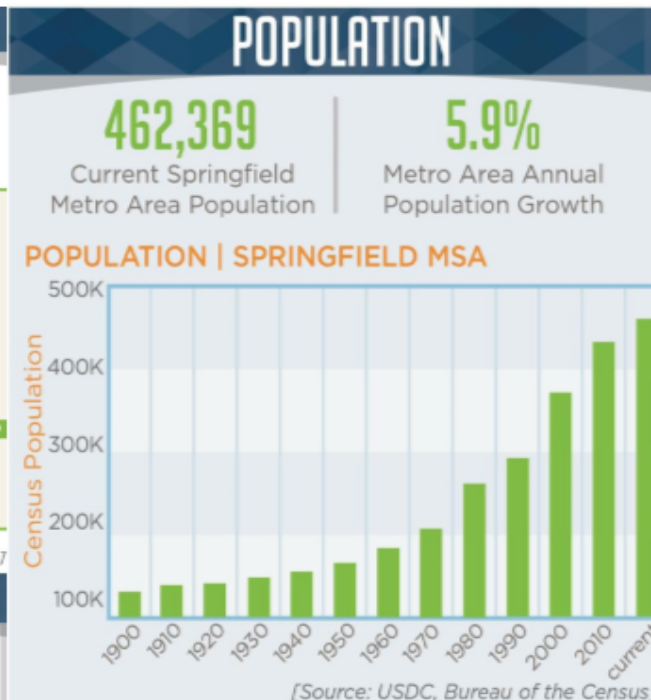
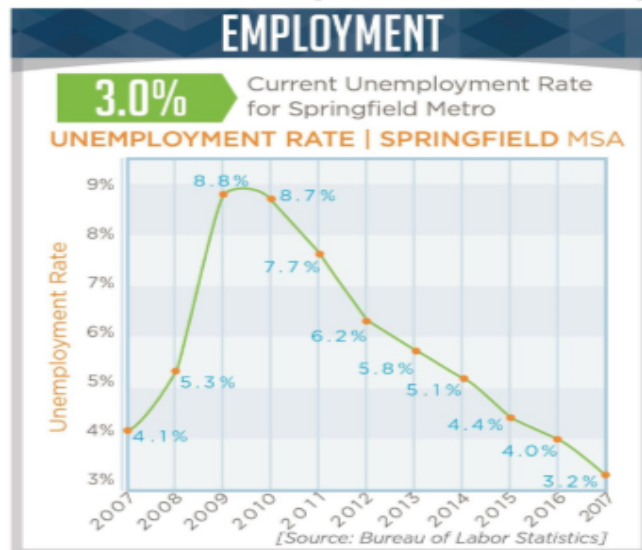
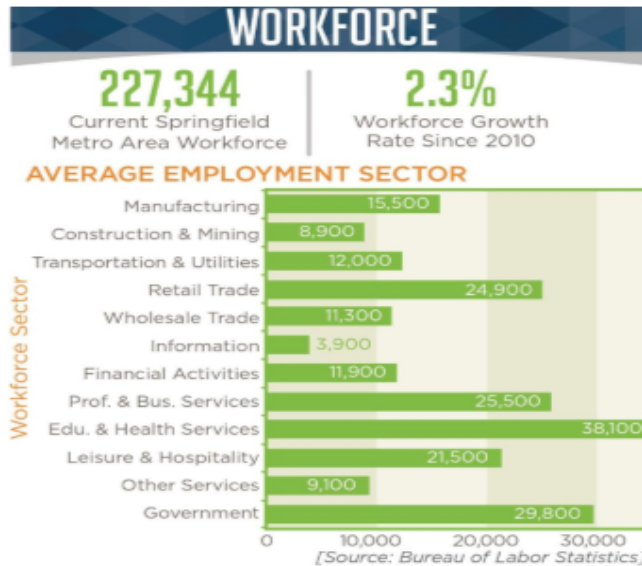
Location Maps



Regional Map



Demographics For Springfield, MO MSA



EXECUTIVE SUMMARY

SPRINGFIELD MSA

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

NATIONAL RECOGNITION FOR SPRINGFIELD

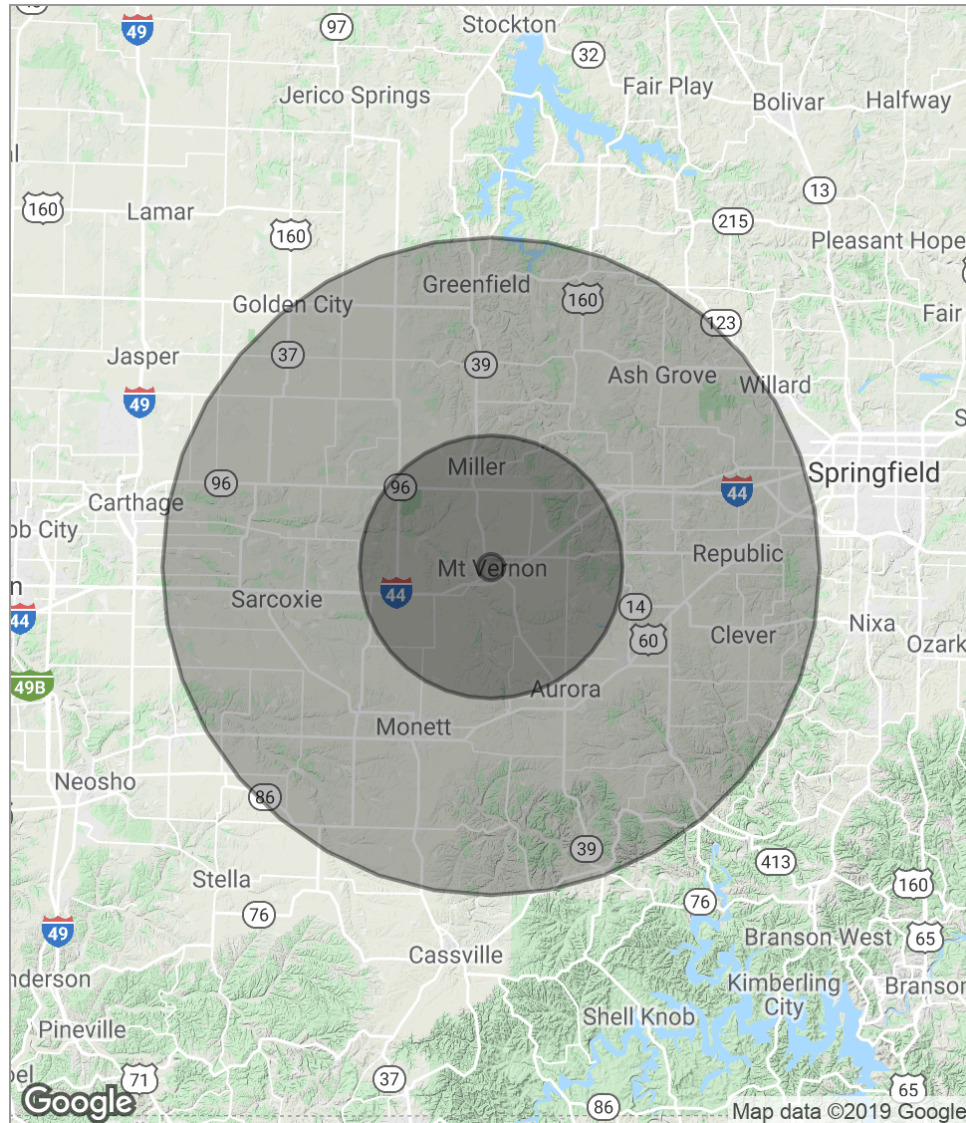
- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

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



Demographics Map



POPULATION	1 MILE	10 MILES	25 MILES
Total population	283	17,059	109,461
Median age	35.1	37.4	39.0
Median age [Male]	29.6	34.2	38.0
Median age [Female]	37.8	39.2	39.8
HOUSEHOLDS & INCOME	1 MILE	10 MILES	25 MILES
Total households	109	6,597	42,769
# of persons per HH	2.6	2.6	2.6
Average HH income	\$47,900	\$48,255	\$49,872
Average house value	\$138,114	\$136,097	\$136,744

** Demographic data derived from 2010 US Census*

Advisor Bio & Contact 1

LEE MCLEAN III, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Lee McLean III, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee maintains an emphasis in investment real estate including the sale of multifamily properties. Lee holds the Certified Commercial Investment Member (CCIM) designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include US Postal Service, Simmons National Bank, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,500 agents within SVN International earning him national honors annually among his peers.

Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)
Top 3% Advisor in SVN International - SVN President's Circle Recipient (2017)
Top 10% Advisor in SVN International - SVN Achiever Aware Recipient (2016)

EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS & AFFILIATIONS

- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Chamber of Commerce
- Development Issues Input Group (DIIG) member
- Children's Foundation of Mid-America Board of Directors
- Optimist Club International (Past President, local chapter)



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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.