

**Partnership Industrial Center West  
Shell Building and Site C  
75,000 SF Shell Building on 8.9 Acres  
Shovel Ready Adjacent Site of 6.5 Acres**

2000 N. Alliance  
Springfield, MO 65803

**Property and Area Description:**

The Partnership Industrial Center West Administration Council entered into a contract with Springfield Industrial Properties, LLC to develop a 75,000 square foot speculative industrial building on 8.9 acres of PIC West in Springfield. The facility is currently ready to show prospective tenants. Phase I Environmental Assessment has been completed on this site, and the report is available at [www.business4springfield.com](http://www.business4springfield.com).



**Partnership Industrial Center West:**

Partnership Industrial Center West is a 400-acre master-planned industrial park, designed for manufacturers, that offers cost-effective, development-ready sites with **utilities, roads, and permits in place**. Located within an Enhanced Enterprise Zone, the park is adjacent to I-44 and the Springfield-Branson National Airport. PIC West is the second industrial park managed by Springfield's Partnership for Economic Development.

**Building Details:**

Total Sq. Ft.: 75,000  
Number of Stories: 1  
Ceiling Peak (ft.): 26.0  
Expandable: Yes  
Construction Type: Concrete tilt-up  
Site Size (Acres): 8.9

Adjacent Site C Size (Acres): 6.5  
Year Built: 2005  
Floor: Ready to pour to suite client needs  
Dock/Ground Level Doors: 2/1, easily expandable  
Can subdivide: No  
Zoning: Industrial-Heavy  
Within City Limits: Yes

**Transportation:**

Nearest Interstate: Interstate 44  
Nearest 4 – Lane Highway: Interstate 44  
Nearest Commercial Airport: Springfield-Branson National  
Rail Served: No

Distance (miles): 1.36  
Distance (miles): 1.36  
Distance (miles): 2.50

**Utilities:**

Electric Distribution: City Utilities of Springfield, industrial rates between **5.5 and 6 cents per kWh** (dependent upon power factor & other usage variables) **480 volt, 3 phase**  
Natural Gas Distribution: City Utilities of Springfield  
Local Telecommunications Service: AT&T, SpringNet  
Water: City Utilities of Springfield

**Offering:**

**Shell building sale price: \$1.85 Million**  
**Adjacent Site C: \$65,000 per acre**  
**Owner is willing to consider lease options.**

Contact Springfield Business Development Corporation at [www.business4springfield.com](http://www.business4springfield.com)  
Or at 417-862-5567



# PARTNERSHIP INDUSTRIAL CENTER WEST

Springfield Branson  
National Airport



- All Underground Utilities Electric, Natural Gas, Water & Sewer
- Interstate Access
- Site-to-Suit Lot Configurations
- All lots priced at \$65,000 per acre
- Priced on Cost Recovery Basis

