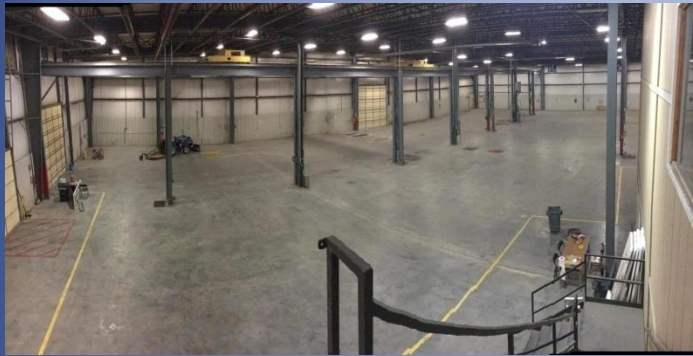


Premium Industrial Facility in Joplin, Mo

Includes Tax Abatements

\$2,175,000



Built in 2010

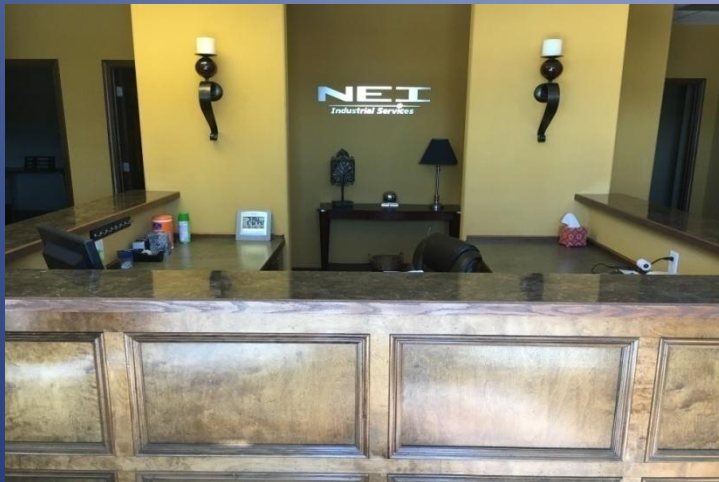




Entire property- Gated 8' razor wire fence



Beautifully designed 7800 sf office facility



5 Total Bathrooms





1 of 13 Additional Private offices

**Complete
Cat5 Network**



16 x 30 conference room

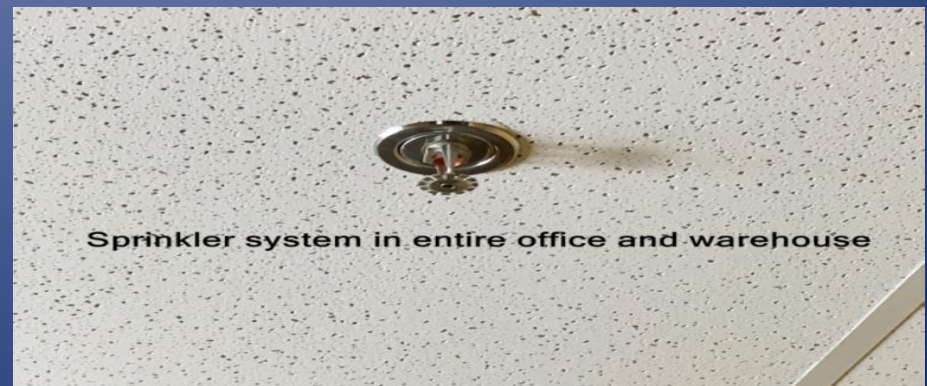
Sale includes conference table



1 of 2 14x18 Executive offices



1 of 2 Break Rooms



Sprinkler system in entire office and warehouse



16 x 16 Drive in door



14 x 14 Drive in Door

19x40 Pad & 9x10 dock door w/ Leveler

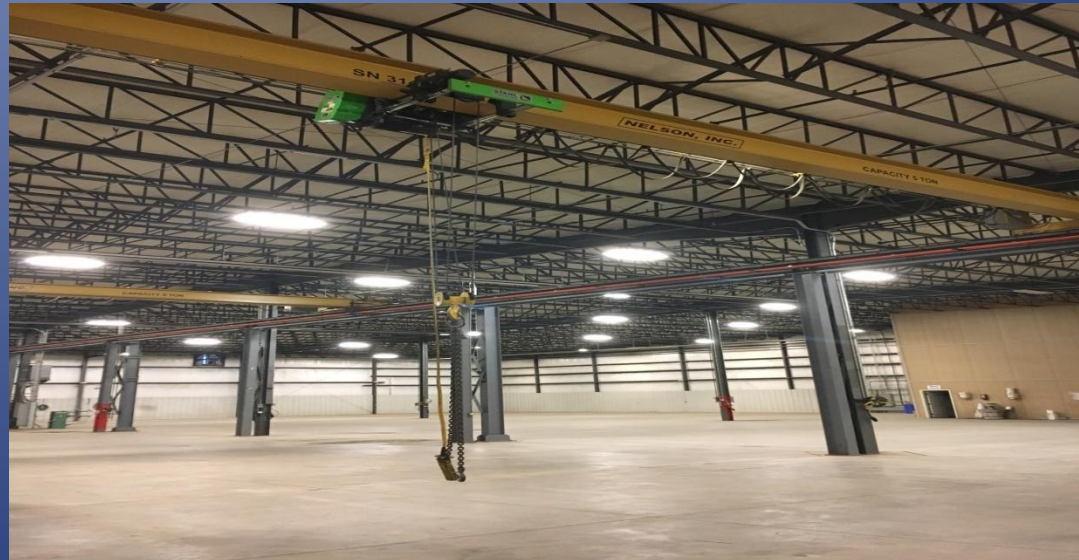


40 Person Safe Room

2 – 5 Ton Overhead Cranes



Multiple pressured air outlets



Upper and Lower



Foreman's Office



26 ft eave

26,100 sf of Radiant Heated Warehouse Area





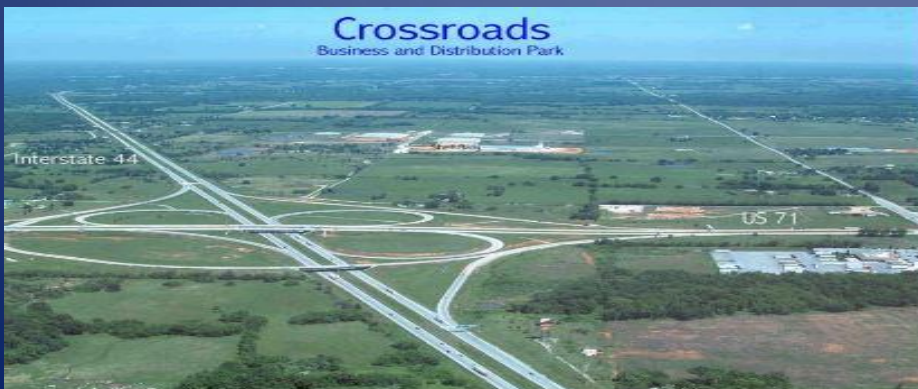
Movable Rear Wall For Warehouse expansion



Crossroads Business and Distribution Park

Transportation:

Nearest Interstate: I-44 East/West	Distance (miles): 1
Nearest 4-Lane Highway: U.S. 71 North/South	Distance (miles): 1
Nearest Commercial Airport: Joplin Regional Airport	Distance (miles): 10



Seperate Paint Room

60 x 80 Storage Building

Client Copy

Commercial 165116 **8125 E 26th, Joplin, MO 64804** **Status: Active Listing Price: \$2,175,000**

County: Jasper
Commercial Type: Industrial
List Price/SqFt: 64.01
Age: 6 - 10
In City Limits: Yes
Lot Size: 3.89 Acres
Sale/Lease: Sale
Parcel #:
Electricity On: Yes
Area: 04 - Joplin City - SE
Year Built:
Total Baths: 5
Unit #:
Total Acres: 3.89
Variable Acres: No
Road Frontage:
Zoning:
Taxes Assessed: Yes
Tax Type: County Taxes
Total Tax: 0
Overhead Doors: 1 - 3



Gas Meters: Master **Electric Meters:** Master **Water Meters:** Master

Parking Spaces: **Parking:** Private Lot

Apx Total SqFt: 33,980 **Apx SqFt - Office:** 7,842 **Apx SqFt - Warehouse:** 26,138

Features: 3 Phase; 220 Power; 440 Power; Drive In; Entrance - More than 1; Entrance - Private; Exterior Lights; Outside Storage; Overhead Crane; Phone/Communication Sys; Security System; Smoke Detector(s); Sprinkler System

Utilities: Elec - Empire; Natural Gas; Sewer - City; Water - City

Basement: No

Basement/Foundation: Concrete Floor; Slab

Current Use: Vacant; Other See Remarks

Docs on File: Aerial; Seller Disclosure

Fencing: Barbed Wire; Chain Link; Fence - Full

Rd Access/Maint: Access - City; Access - Paved; Maint - City

Ceiling Height: Other - See Remarks

Loading Dock/Doors: Dock - Concrete; Dock - Raised; Other - See Remarks

Possession: At Close

Location: Industrial Park; Stands Alone

Heating: Central Gas

Lockbox Location: Lockbox Type: None

Flooring: Carpet; Ceramic; Concrete

Financing: Cash; Conventional

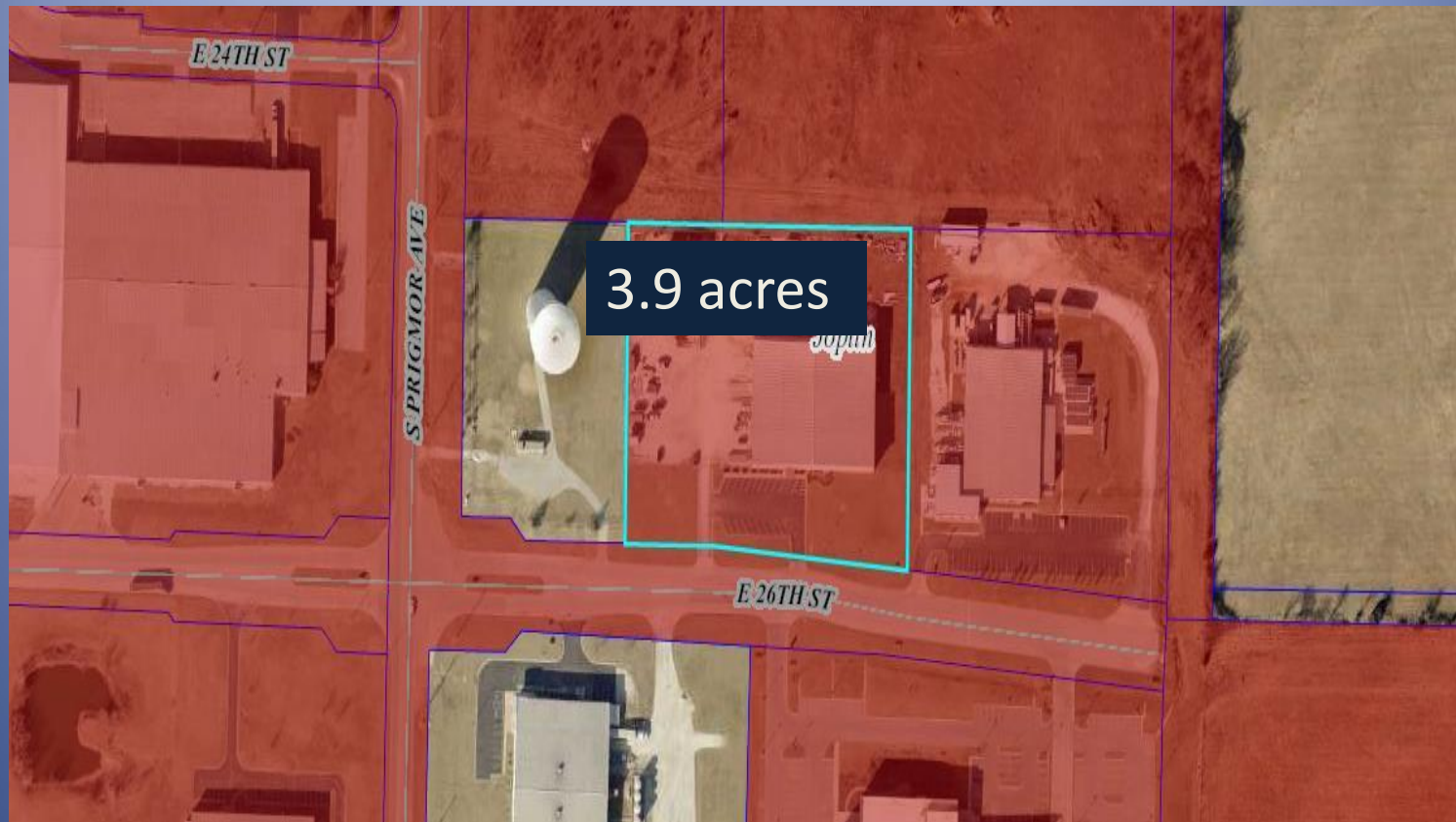
Cooling: Central

Roof: Metal

Directions: 32nd & Prigmor, north to 26th, north side, sign on property- Crossroads Industrial Park.

Public Remarks: Built in 2010 and located at Crossroads Industrial Park near the intersection of I-49 and I-44, this property has appx 7800 sqft of professional office space featuring 2 executive offices, 13 private offices including a conference room, 2 break rooms and 5 restrooms. Fully wired for Cat5 phone and computer network. Over 26,000 sqft of radiant heated warehouse space with a 9 x 10 dock high door with leveler, 16 x 16 and 14 x 14 drive-in doors, recirculating fans, full pressure air throughout, 2 - 5 ton overhead cranes, 26 foot eave, 1200 amp service, and complete sprinkler system. Exterior is fully fenced 8' with razor wire, and 60 x 80 detached storage building. Former NEI Industrial Services. Four years remaining on tax abatement, call listing agent for details.

CID/CIP: No



 **Charles Burt**
COMMERCIAL
REAL ESTATE
2300 E. 7th Street
Joplin, MO 64801
417-782-1234
John Hyman
REALTOR®
Cell: 417-437-9051
Email: johnhyman@hotmail.com

8125 E 26th Street Joplin, Mo