

FOR SALE OR LEASE

3220 Industrial Rd. Lot 2 **PRICE REDUCED!**



GENERAL INFORMATION

SALE PRICE:	\$645,000 \$599,750
LEASE PRICE:	\$7,011/month \$6,660/month
LEASE TYPE:	Triple-Net
ACREAGE:	3.7 Acres
BUILDING SIZE:	21,034 SF
OFFICE SIZE:	4,600 SF
WAREHOUSE SIZE:	16,434 SF
ZONING:	M2-PD

PROPERTY INFORMATION

Newer industrial office/warehouse facility in Joplin-Webb City Industrial, part of the Eagle-Picher complex.

Nice facility with an abundance of paved parking.

Building 102: 800 amp-480V electrical service.

Facility has full central HVAC.

[FOR SALE INFORMATION](#)

[FOR LEASE INFORMATION](#)

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WHY CONSIDER JOPLIN?

- 5th Largest MSA in Missouri: 208,000 People
- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

CONTACT

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*Alan Buttram, Broker
Joplin's #1 Commercial MLS Agent
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