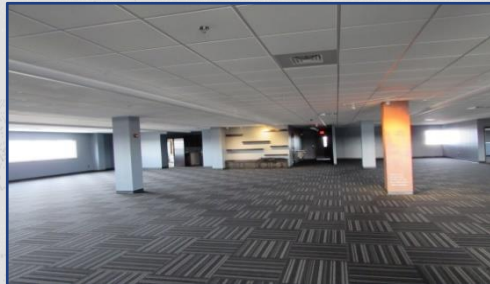


FOR SALE OR LEASE - HUGE PRICE REDUCTION!

2340 S. Rangeline - Joplin, MO



GENERAL INFORMATION

SALE PRICE:	\$3,550,000 \$2,750,000
LEASE TYPE:	Triple-Net
TOTAL BUILDING SIZE:	41,442 SF
1ST FLOOR:	10,000 SF @ \$12,500/month
2ND FLOOR:	10,000 SF @ \$12,500/month
3RD FLOOR:	10,000 SF @ \$12,500/month
1ST-3RD FLOOR:	30,000 SF @ \$31,250/month
TOTAL ACREAGE:	1.2 Acres
ZONING:	C3

[VIEW FOR SALE LISTING](#)

[VIEW FOR LEASE LISTING](#)

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[INTERACTIVE MAP](#)

[VIEW MORE LISTINGS](#)

WHY CONSIDER JOPLIN?

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

PROPERTY DESCRIPTION

Prime office space near intersection of E. 24th/Range Line Rd. North of Lowe's.

Owner will entertain making tenant improvements and/or subdividing space to suit specific tenant requirements.

One-of-a-kind, modern high-rise office building constructed in 2014. Terrific exposure and presence along the primary retail corridor of Joplin.

Signage available on Rangeline Road.

CONTACT

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*Joplin's #1 Commercial MLS Agent
Since 1993*

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