

12785 Highway FF, Joplin, MO 64804

Manufacturing/Warehouse/Office Space Facility for Sale or Lease | 77,000± SF



SUPERB REGIONAL ACCESS VIA BUSY I-49/US-71 CORRIDOR



PROPERTY HIGHLIGHTS

- 2.5 hours south of Kansas City, KS
- 1 hour north of Bentonville, AR
- High accessible from I-49/US-71 Hwy
- Stable workforce
- Joplin Metropolitan Area 209,100 population



- Missouri enjoys a low cost of doing business
- Electricity cost is lower than the US avg
- Will build-to-suit tenants requirements

BUILDING FEATURES

TOTAL SF	CONSTRUCTION TYPE	AGE
77,000± SF	Metal	Built 1994/2014
OFFICE SF	LOADING	CLEAR HEIGHT
8,800± SF	2 Docks, 3 Drive-ins	20'
LAND SIZE	POWER	PARKING
18 Acres	Heavy	50± spaces

Asking Price:
Lease Call for Price USD/SF/YR
Purchase: Call for price



For more information, please contact:

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