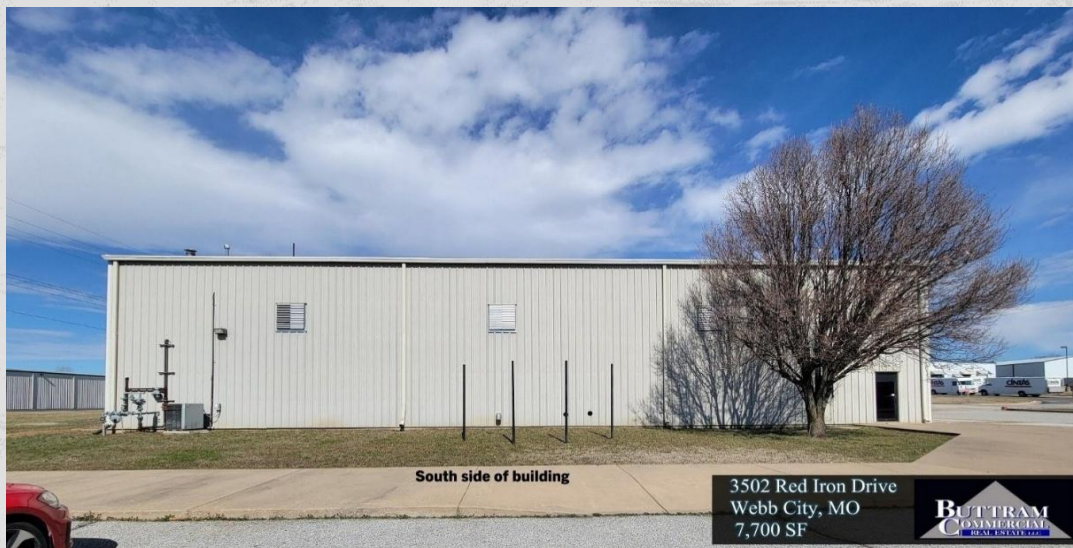


FOR SALE

3205 Red Iron Dr., Webb City, MO-**Price Reduced!**



South side of building

3502 Red Iron Drive
Webb City, MO
7,700 SF



GENERAL INFORMATION:

BUILDING SIZE: 7,700 SQ FT.

ACRES: 1.05 acres

PRICE: ~~\$724,900~~

\$698,900

YEAR BUILT: 2005

PROPERTY INFORMATION:

Building includes office space, 2 restrooms, storage room, tool & parts room.

Ceiling height of 20' (23' in center).

3 overhead doors, 6 large exhaust fans, 3 phase electric.

Located in Joplin/Webb City Industrial Park.

Great highway access.

CONTACT

ALAN OR PATRICK BUTTRAM

(417) 850-0240 Alan's Cell

(417) 434-7846 Patrick's Cell

alan@bcre1.com

bcre247@gmail.com

1931 E. 20th, Suite 104

Joplin, MO 64804

(417) 782-4010 Office

www.bcre1.com



Joplin's #1 Commercial MLS Agent
Since 1993

ADDITIONAL INFORMATION

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[INTERACTIVE MAP](#)



WHY CONSIDER JOPLIN?

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

This information is subject to change without notice; it has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, dimensions, square footage, income, and expenses are approximate. Buyers are urged to conduct their own independent investigations and to rely only on those results.