

# JOPLIN CROSSROADS

13696 HIGHWAY FF | JOPLIN, MO



## PROPERTY HIGHLIGHTS

- 437,485 +/- SF Available
- Lease Rate: \$5.75 PSF NNN
- 10 Year 100% Real Estate Tax Abatement
- Great highway visibility and accessibility
- Located in the population center of the Country
- Significant Trailer Storage Available

### FOR INFORMATION CONTACT:

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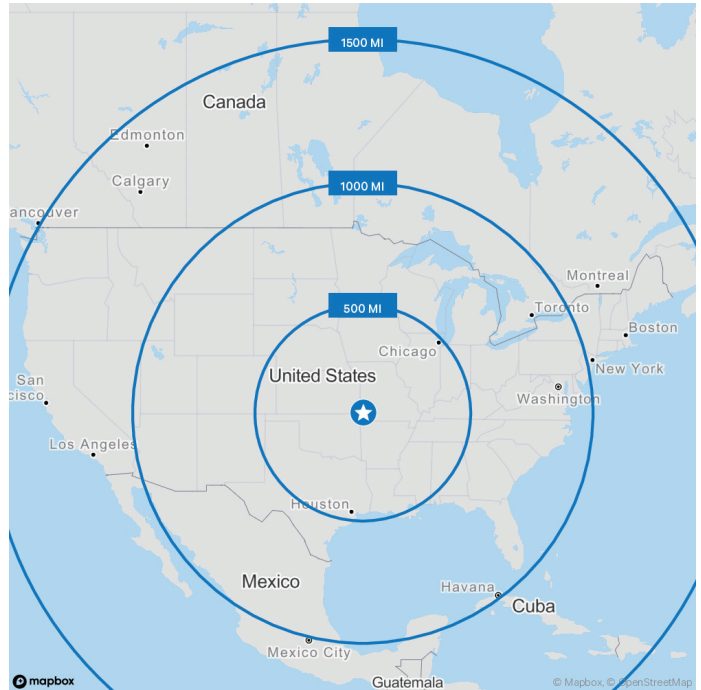
Associate  
+1 479 845 3000  
jgalloway@sagepartners.com

# PROPERTY DETAILS

<b>Location:</b>	13696 Highway FF Joplin, MO 64804
<b>Total Building Size:</b>	437,485 Sq. Ft.
<b>Available Space:</b>	437,485 Sq. Ft.
<b>Divisible:</b>	70,000 Sq. Ft.
<b>Office Size:</b>	BTS
<b>Zoning:</b>	I-2
<b>Column Spacing:</b>	50' x 50' (70' speed bays)
<b>Clear Height:</b>	36'
<b>Loading:</b>	52 Docks, 4 Drive In (12'x14')
<b>Car Parking:</b>	212 Spaces
<b>Trailer Parking:</b>	109 Spaces
<b>Floor Thickness:</b>	7"
<b>Fire Protection:</b>	ESFR
<b>Lighting:</b>	LED
<b>Roofing:</b>	TPO
<b>Electrical Service:</b>	3000 amp 277/480 volt service
<b>Warehouse Heating:</b>	Gas Fired Unit Heaters
<b>Utilities:</b>	Electric - Liberty Utilities Gas: Spire Sewer: City of Joplin Water: Missouri American Water
<b>Annual Rental Rate:</b>	\$5.75 NNN
<b>Net Charges:</b>	Property Taxes - \$1.05 Sq. Ft. Insurance - \$0.10 Sq. Ft. CAM - \$0.40 Sq. Ft. Total Net Charges - \$1.55 Sq. Ft.

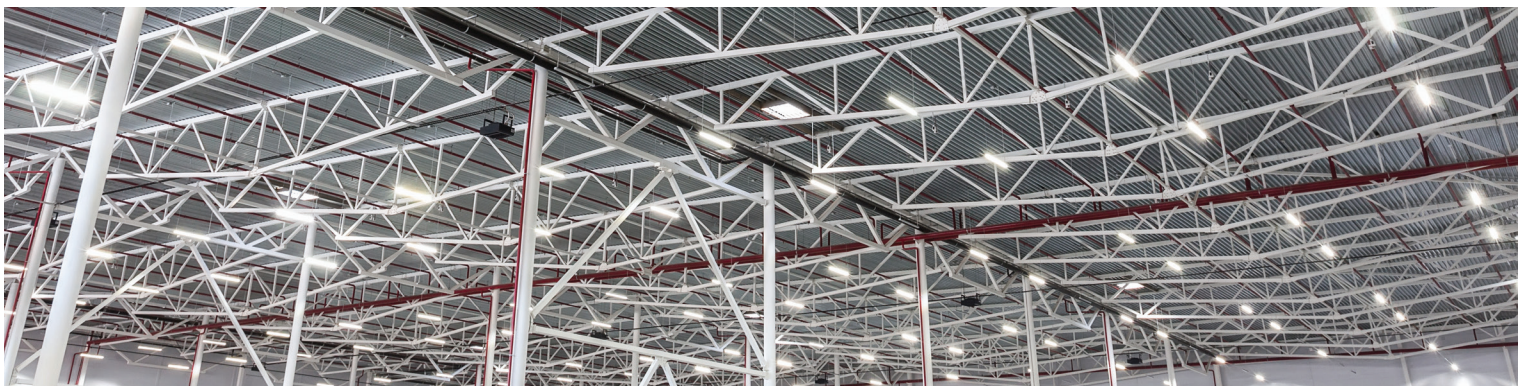
# LOCATION INFORMATION

Location can service the metro areas of Chicago, Des Moines, Omaha, Kansas City, Oklahoma City, Tulsa, Dallas-Fort Worth, Little Rock, Memphis, Nashville, and Indianapolis within 8 hours via truck. The area surrounding Joplin is one of the nation's highest densities for trucks in America. These factors all contribute to this being an exceptional location for a large supply chain warehouse. Quality workforce and reasonable wages all lend to this being a great geographical area for expansion into the warehouse arena.



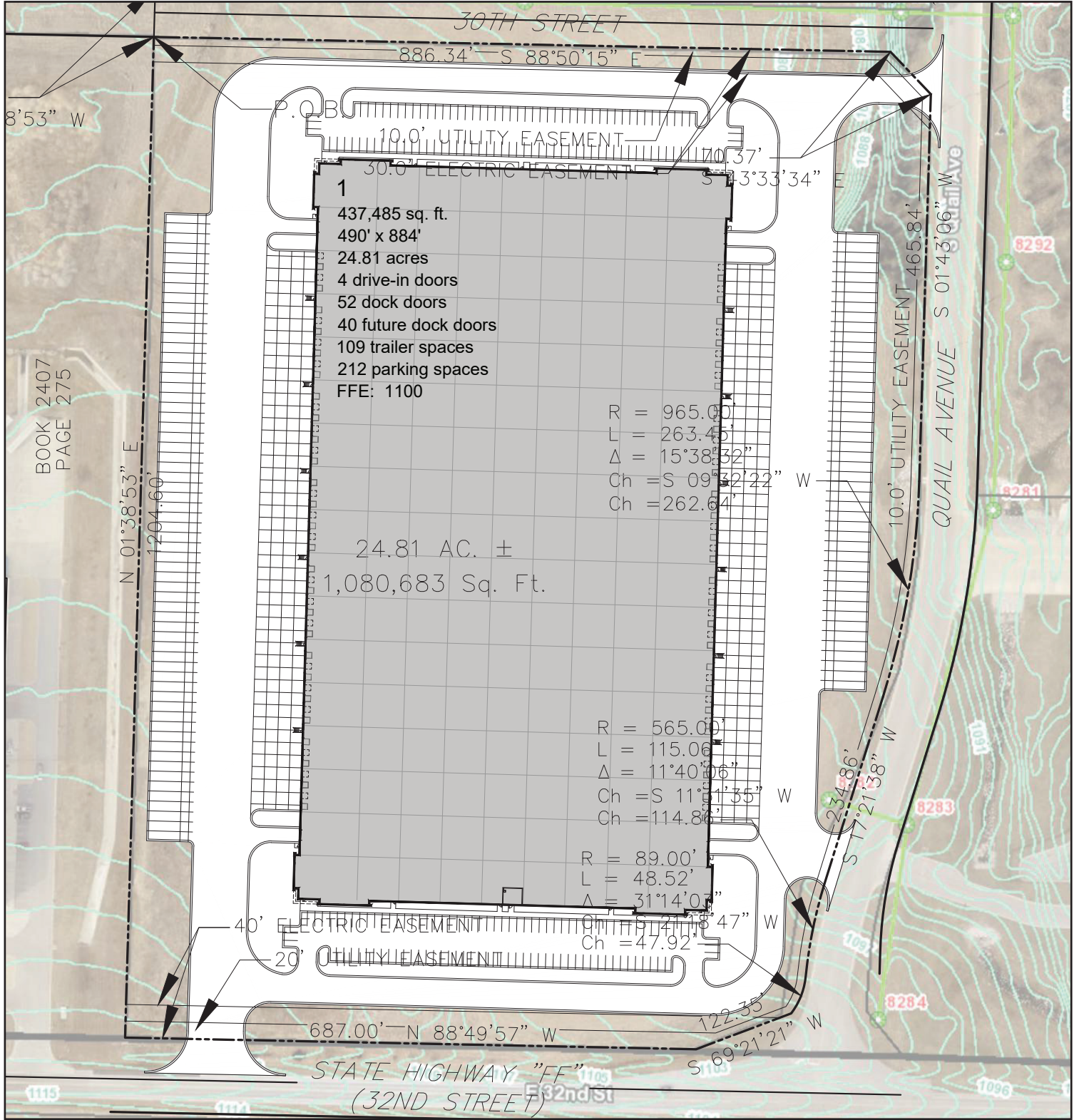
# NEARBY BUSINESSES

- Heartland Pet Food (Blue Buffalo) Manufacturing
- Ajinomoto Foods North America, Inc.
- Ozark Coca Cola Bottling
- Amazon
- Casey's General Stores Distribution
- Jaspers Distribution
- Liberty Power Company
- QuikTrip
- MHC Kenworth
- Penske Truck Leasing
- Flying J Travel Center
- Goodyear Commercial Tire Center
- Speedco Truck Lube

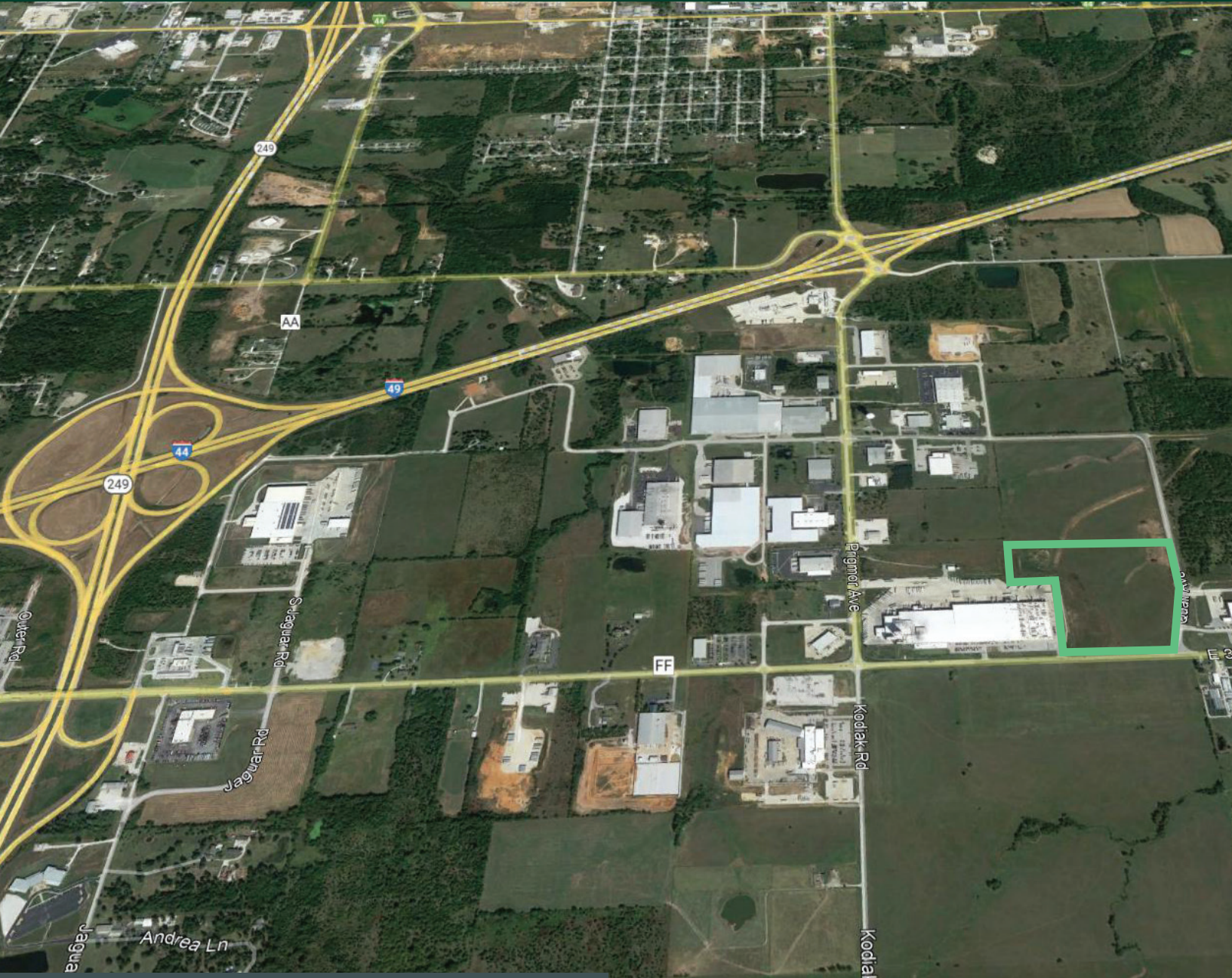




# FLOOR PLAN







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## MORE INFO

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