

# FOR LEASE

7701 State Hwy FF, Joplin, MO

## Proposed Building



### GENERAL INFORMATION:

**BUILDING SIZE:** 19,871 Sq. Ft  
**LOT SIZE:** 2.50 Acres  
**ZONING:** M2-PD  
**WATER:** City  
**SEWER:** City  
**GAS:** Natural

### PROPERTY INFORMATION:

This is a proposed new development. Listed specifications are for owner's existing building at 7931 E. 32nd Street (see link below). Owner is willing to modify existing plans or build to suit for qualified tenants. The property is located in new Crossroads Industrial Park and is situated on Highway FF / State Hwy FF. Tax abatement available depending upon proposed use and job creation.



### [ADDITIONAL INFORMATION](#)

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### [INTERACTIVE MAP](#)

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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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*Joplin's #1 Commercial MLS Agent*

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