

# FOR SALE

1301 S. Virginia Ave.



## PROPERTY INFORMATION:

Industrial warehouse leased to Allied Oil & Tire Company/Reladyne, backed by American Industrial Partners (AIP), one of the largest private equity firms in the U.S. Facility is leased through 02/10/2030 with 2- 4 year options to extend including annual CPI rent adjustments and triple-net leased, the current annual return at 7.77%. New roof installed 2023 with 10 year warranty. This is an opportunity not to be missed!

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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

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.

## GENERAL INFORMATION:

PRICE: \$950,000

LOT SIZE: .83 Acres

PROPERTY TYPE: Commercial

PROPOSED USE: Investment

### CONTACT

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