

FOR LEASE

1717 WEST 7th St. Ste. 3, Joplin, MO

Price Reduced !!



1717 W. 7th St. - Joplin, MO - Warehouse/Retail/Office

BUTTRAM
COMMERCIAL
REAL ESTATE LLC



PROPERTY INFORMATION

Former retail/office building well-suited to those uses or industrial conversion. All new HVAC throughout the building. Pricing is for "as-is" condition; landlord will entertain additional Tenant Improvements with modified pricing. One adjacent suite has been leased to a long term regional tenant.

GENERAL INFORMATION:

SUITE 3:

SIZE:	29,000 SF
TERM:	Negotiable
RENTAL RATE:	\$6/SF/Year \$5.25/SF/Year
RENT TYPE:	Triple-Net
YEAR BUILT/RENOVATED:	1987/2003

[INTERACTIVE MAP](#) [VIEW MORE LISTINGS](#)

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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 ALAN OR PATRICK BUTTRAM

(417) 850-0240 Alan's Cell
(417) 434-7846 Patrick's Cell
alanbuttram@hotmail.com
bcre247@gmail.com

1931 E. 20th, Suite 104
Joplin, MO 64804
(417) 782-4010 Office

www



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