



SEALED BID AUCTION

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE
PAID
PERMIT #127
LAKELAND, FL

PRIME, 2-STORY, 34,982[±] SF OFFICE BUILDING ON 10.83[±] ACRES IN JOPLIN, MO

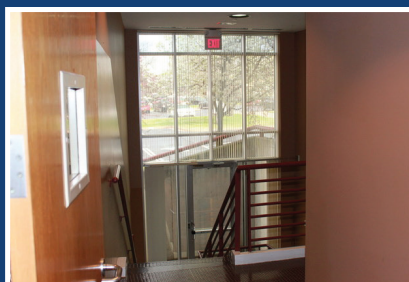


**Sealed Bid
Deadline**

**Friday, July 24
at 2:00 PM CDT**



**PRIME, 2-STORY, 34,982[±] SF
OFFICE BUILDING ON 10.83[±] ACRES**



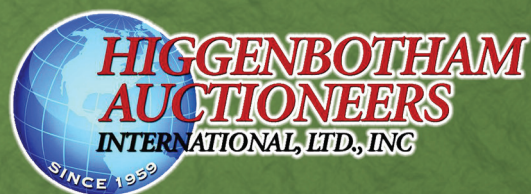
Previously occupied by the Joplin Public Schools.
Over \$500,000 in tenant improvements –
VACANT AND MOVE-IN READY.

Within the City of Duquense and
Jasper County, surrounded by the City of Joplin.
Solar panels on roof to generate electricity for
building use and reduced electricity bills!

Plenty of parking -161 total parking stalls including
6 handicap-accessible. Quality interior finishes,
no deferred maintenance. Wired for high-speed
Internet and Cable TV access.



Directions: From Joplin Airport, go south on Dennis
Weaver Drive to State Highway 171. Turn left onto
State Highway 171. Turn right onto S. Madison Street.
Turn left onto E. 32nd Street. The Property is on the left.



See Website for Complete Details

www.Higgenbotham.com • 800-257-4161
auction@higgenbotham.com

SEALED BID AUCTION



**PRIME 2-STORY 34,982[±] SF OFFICE BUILDING
ON 10.83[±] ACRES**
3901 E 32nd Street, Joplin, MO

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SEALED BID AUCTION

**PRIME, 2-STORY,
34,982[±] SF OFFICE BUILDING
ON 10.83[±] ACRES**

**3901 E. 32nd Street,
Joplin, MO 64804**

- ◆ Concrete floors, masonry walls
- ◆ 1" insulated glass windows
- ◆ Ceilings have a grid system with acoustical drop panels
- ◆ Built in approximately 1992
- ◆ Building is fire sprinkled w/ a flat roof recoated in 2006
- ◆ Elevator has 2,500 lb capacity
- ◆ 8 restrooms with single stalls & urinals
- ◆ Electric zone heating & air, installed in 2006
- ◆ Site has 155 regular, 6 paved handicap parking spaces
- ◆ PV Solar panels on roof for generating electricity
- ◆ Excellent 840[±] ft frontage on 32nd Street

Auction:

Sealed Bid Deadline

Friday, July 24, 2:00 PM CDT

**Bid
Now!**

Inspection Date & Time:

Thursday, July 9, 10 AM - 2 PM CDT

Tuesday, July 21, 10 AM - 2 PM CDT

3901 E. 32nd Street, Joplin, MO 64804



In Cooperation with
**BLOCK
& COMPANY, INC.**
Lic.#000001461

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