



**BUTTRAM**  
COMMERCIAL  
REAL ESTATE LLC

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1301 S. Virginia Ave  
.83 Acres

**\$950,000**

## 1301 VIRGINIA, JOPLIN, MO, 64804

<https://kwelevate.org>

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. With annual CPI rent adjustments and triple-net leased, with the current annual return at 7.77%, this is an opportunity [...]

- 0 baths
- Commercial
- Commercial Sale
- Active



### Basics

**Category:** Commercial Sale

**Status:** Active

**County:** Jasper

**Type:** Commercial

**Bathrooms:** 0 baths

**Business Type:** Industrial

### Building Details



**Building Area Total:** 10340 sq ft  
**Fencing:** Chain Link, Partial

**Roof:** Rolled/Hot Mop  
**LotSizeDimensions:** IRR

**Miscellaneous**

**Listing Terms:** Cash, Conventional  
**Owner Pays:** All, None

**Tax Annual Amount:** \$3,609.38  
**Zoning:** M2

**Amenities & Features**

**Flooring:** Concrete  
**Heating:** Suspended Ceiling

**Sewer:** Sewer - City

**Courtesy of**

**List Office Name:** BUTTRAM COMMERCIAL REAL ESTATE LLC

