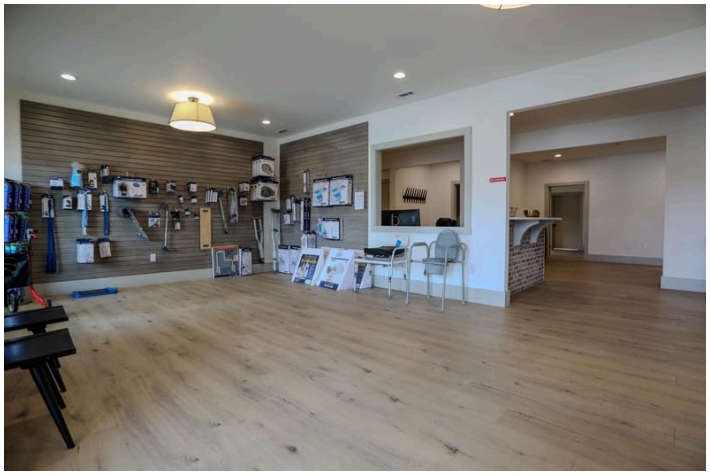
New Premier Commercial Opportunity in Poplar Bluff
1716 West Harper Street
Poplar Bluff, MO 63901

$2,950,000
3± Acres
Butler County







SUMMARY

Address
1716 West Harper Street

City, State Zip
Poplar Bluff, MO 63901

County
Butler County

Type
Commercial, Business Opportunity

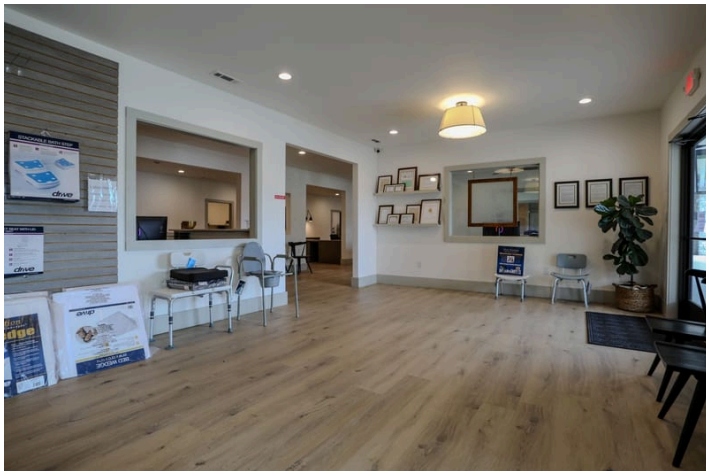
Latitude / Longitude
36.76599 / -90.416568

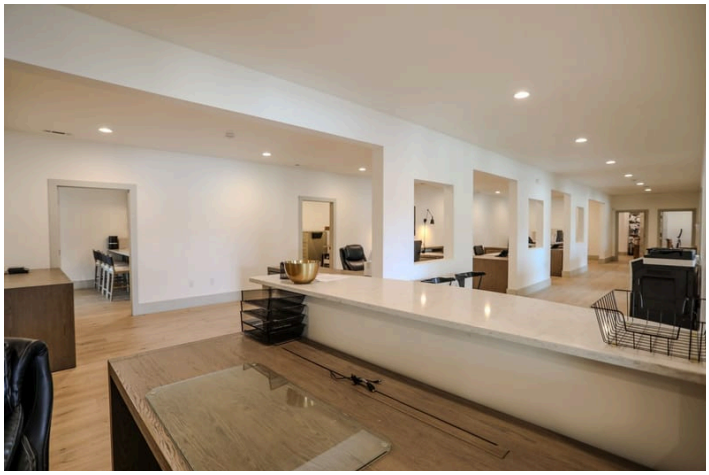
Dwelling Square Feet
34,000

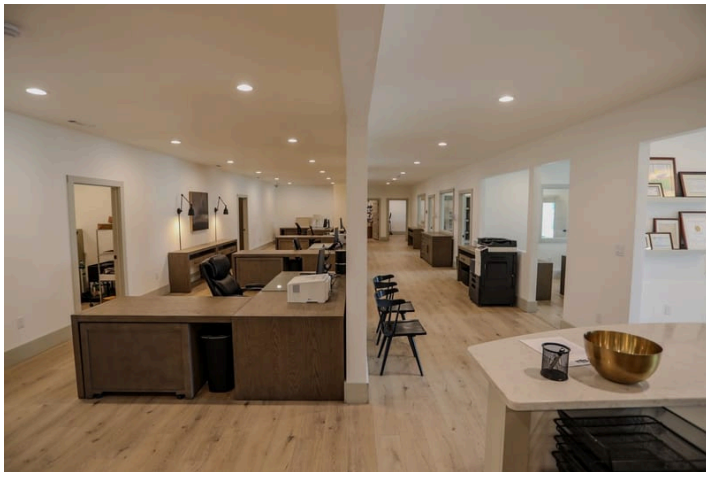
Acreage
3

Price
$2,950,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

1716 Harper Street, Poplar Bluff, MO - FOR SALE OR LEASE- Position your brand at the pinnacle of efficiency at 1716 Harper Street, Poplar Bluff's premier new commercial lease opportunity. This newly constructed facility boasts 17,500 sq. ft. on the ground level, plus an additional 8,500 sq. ft. of heavy-duty second-floor storage that can easily be finished to suit your growing needs. HUGE unfinished basement with overhead doors. No expense was spared in construction, featuring high-efficiency spray foam insulation, eco-conscious fixtures, and solar panels that deliver incredibly low utility bills for a space of this scale. The front of the building features 8,500 sq. ft. of premium office space, including a large lobby, reception area, 4 private offices, a conference room, 3 open-air workstations, and flexible storage. Complete with 5.5 baths, a full kitchen, automated power shades on street-front windows, and fabulous modern decor, the offices transition seamlessly to a large efficient warehouse. The industrial wing is equipped with 3 large overhead doors, a loading dock, and the expansive 8,500 sq. ft. upper deck. Outside, a large, fully fenced back lot provides secure, ample parking and outstanding central access for logistics. This is a rare, turn-key masterpiece ready to accommodate a wide variety of commercial, retail, or regional headquarters operations. The Western portion of the building offers an additional 2,500 sf with lease agreement in place.





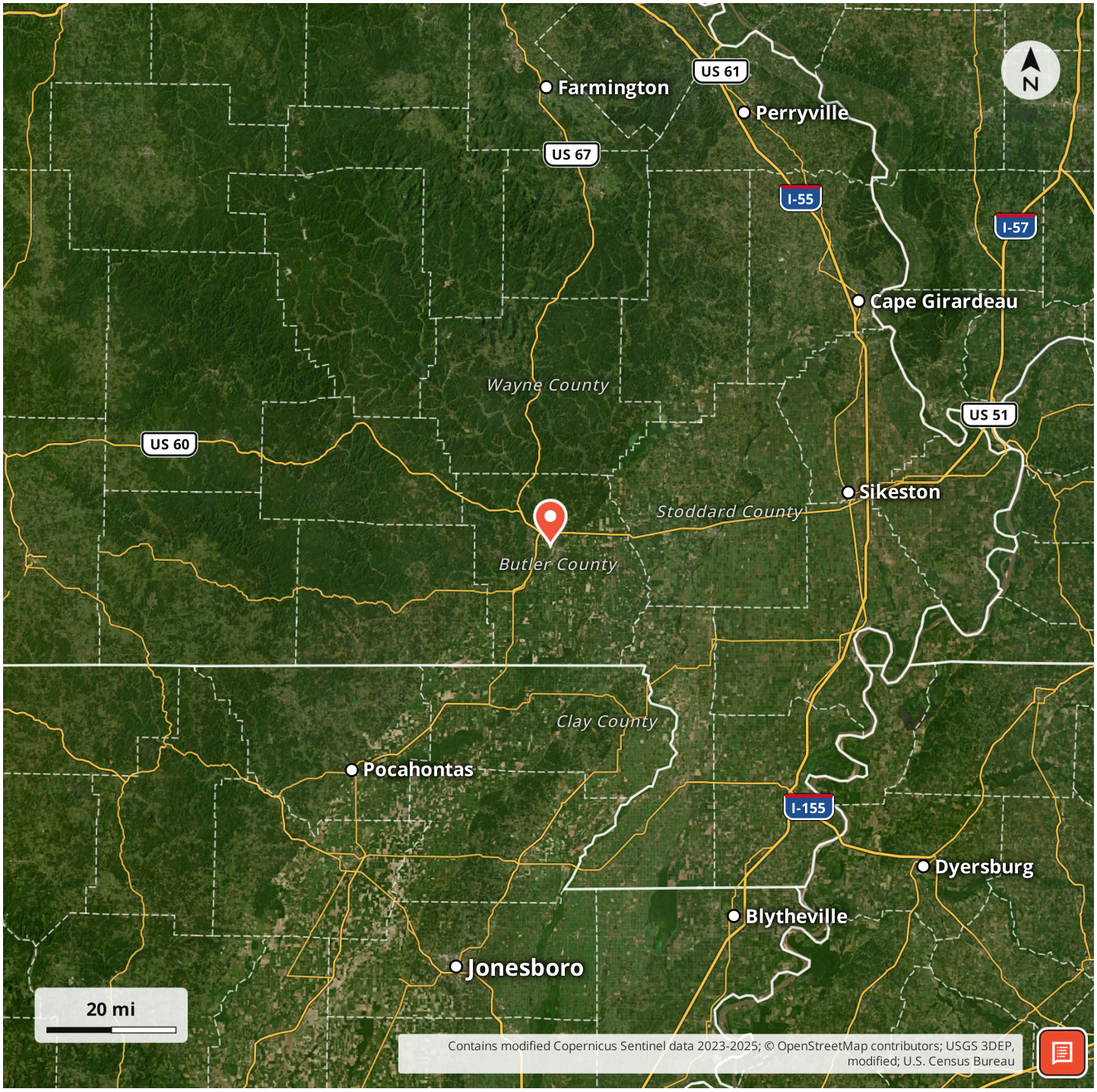








Regional Map



Locator Map


N
Sunset Dr
Euel Rd
US Hwy 67 Bus
W Harper St
Spring St
Price St
Poplar Bluff
1000 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
200 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified

LISTING REPRESENTATIVE

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City / State / Zip
Poplar Bluff, MO 63901

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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