



RETAIL SPACES FOR LEASE



**12521 E US 40 Highway
Independence, MO 64055**

\$10.00/SF + NNN's (\$2.00/SF)

Suite A: 7,500 +/- SF

Suite D: 5,000 +/- SF

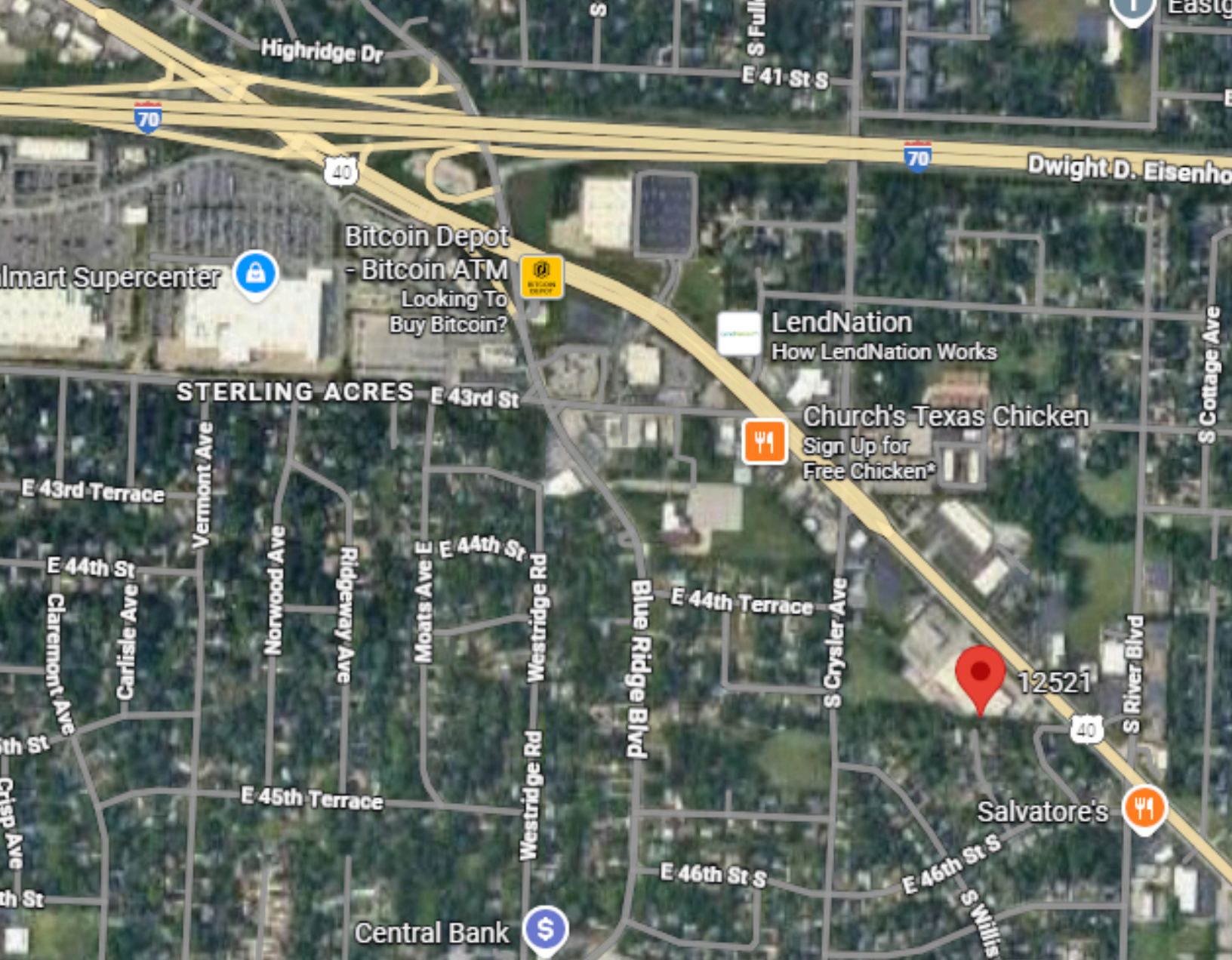
Suite E: 10,000 +/- SF

PROPERTY FEATURES:

- Join anchor tenants Family Dollar and Mustang Plus auto parts
- 2025 improvements include a new roof and lighting replaced throughout the building
- 13.5' clear ceiling height
- Wet fire suppression system throughout
- Excellent frontage on 40 Highway with more than 14,000 vehicles per day



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SUITE FEATURES:

Suite A

- End Cap Space
- 7,500 +/- Total SF
- 6,000 +/- SF of open retail area with two restrooms
- 1,000 +/- SF of warehouse/storage space with 9' x 9' overhead door and dock access

Suite D

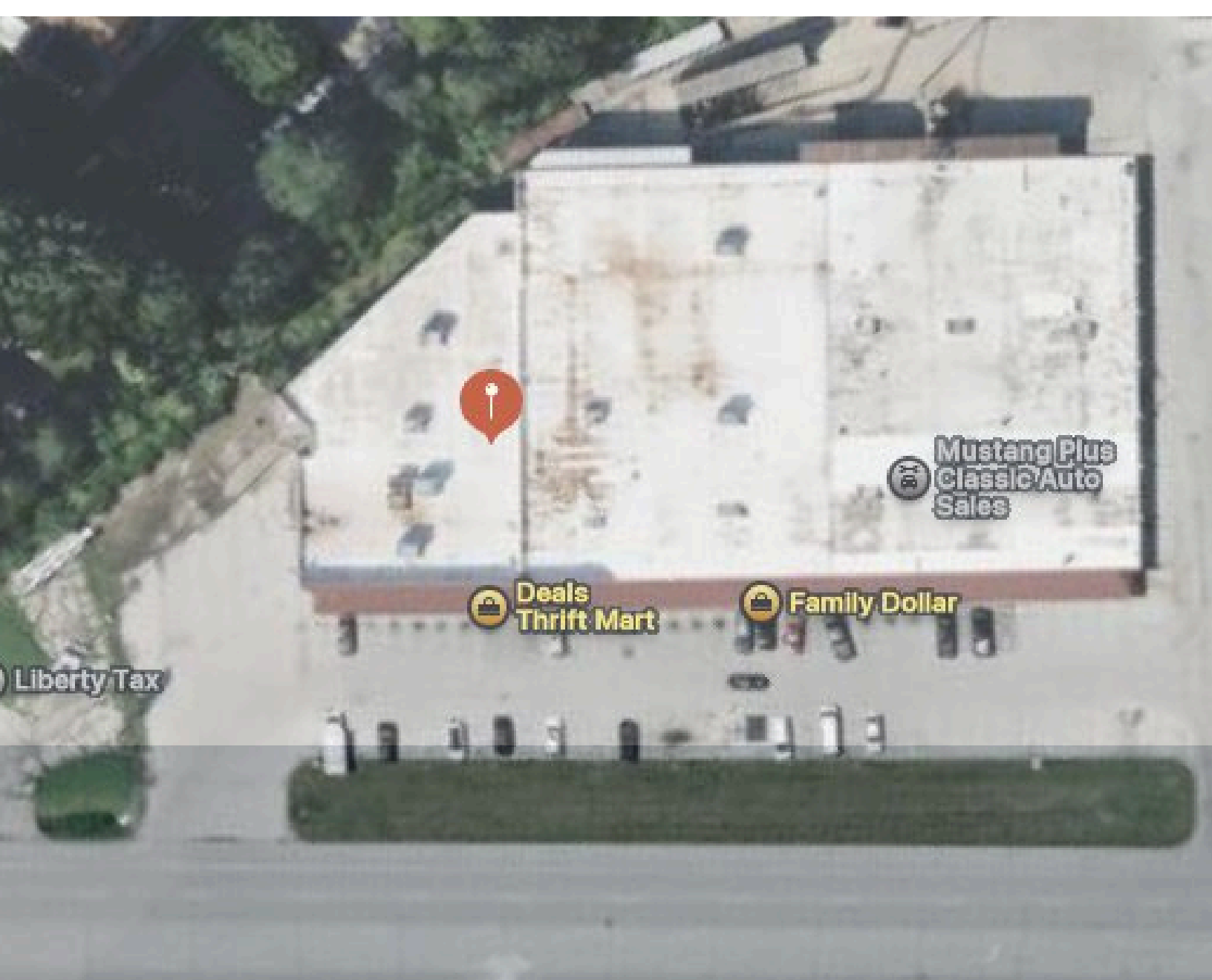
- Adjacent to Family Dollar
- 5,000 +/- Total SF
- 3,500 +/- SF of open retail area with one restroom
- 1,500 +/- SF of warehouse/storage space with double doors and dock access

Suite E

- End Cap Space
- 10,000 +/- Total SF
- 7,000 +/- SF of open retail area with two restrooms and warehouse offices
- 3,000 +/- SF of storage space with 12' x 12' overhead door and dock access



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