

INDUSTRIAL BUILDINGS

LEASE OR SALE



625 WILLIS AVE | INDEPENDENCE, MO 64052



PROPERTY INFORMATION

- **Total Area:** 95,681 SF
- **Sale Price:** \$1,350,000
- **Income from Existing Tenants**
 - Includes: • Business
 - FF&E (listed on back page)
 - All Material Inventory
- **Lease Rate:** Per Space/
Gross Industrial
- **Year Built:** 1907
- **Zoned:** Warehouse
- **Construction:** Brick, Steel, Concrete
- **Parking:** Private, Fenced
- **Storage:** Large Lot Storage





PROPERTY INFORMATION

Spaces A & B: 2,950 SF

Warehouse
Small Office
22' Ceilings
12' Drive-In Door
\$2,500/mo - Gross Ind
Power: 200 amp

Outside Storage

\$350/mo - per pad
(2 Pad Sites Available)

Space D: 2,400 SF

Dock High & Dock Area
Warehouse
Fenced Area
8' ceilings
\$300/mo - Gross Ind

Space E: 2,200 SF

Warehouse
22' ceilings
14' Drive-in
\$900/mo - Gross Ind
Power: 200 amp



Space C: 5,500 SF

Warehouse
22' ceilings
14' Drive-in door
\$3,600/mo - Gross Ind
Power: 200 amp

LEASED

Space F - 4,800 SF

Warehouse / office
22' ceilings
14' Drive-in door
Dock high
\$3,400/mo - Gross Ind
Power: 200 amp

LEASED

Space G* - 4,500 SF

Existing Quality Sand
Warehouse / office
22' ceilings
14' Drive-in door
\$5,500 /mo - Gross Ind
Power: 200 amp
2,000 SF office
2,500 SF warehouse

* • 3/4 acre paving parking/storage with rock bins included

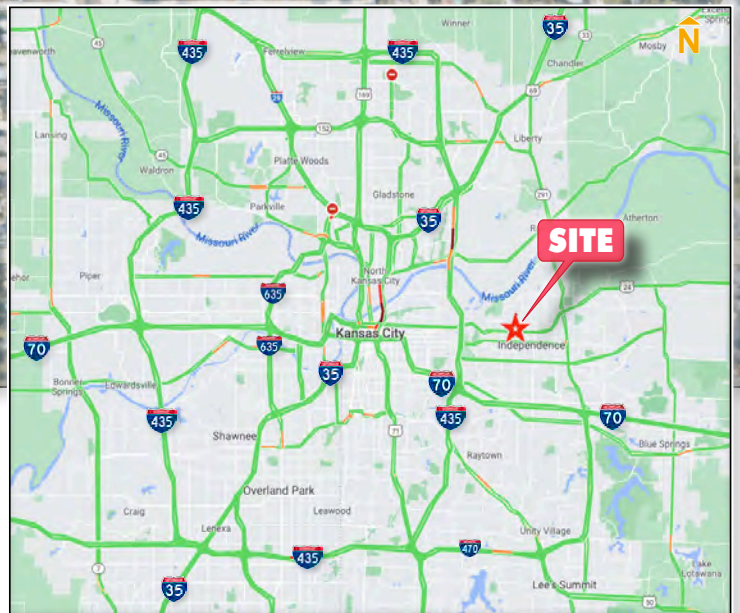
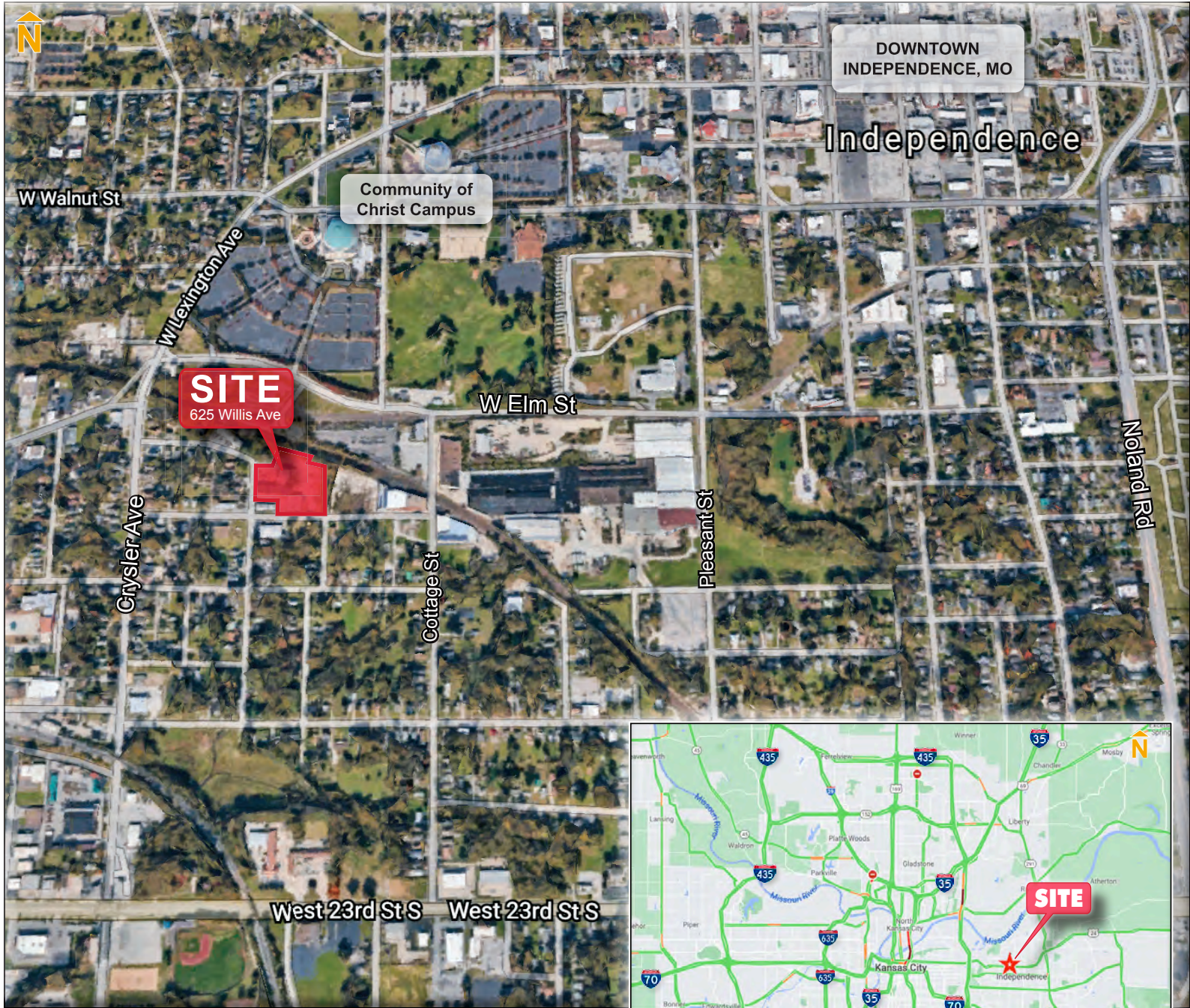


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FIXTURES and FURNITURE

(With Sale of Business ONLY)

2002 Sterling LT 8500 Boom Truck

VIN UPON REQUEST

Mileage: 265,000 miles

Estimated Value: \$30,000.00

**P&L's upon Request and
with Receipt of Executed
Confidentiality Agreement*

2000 Sterling LT 9501 Dump Truck

VIN UPON REQUEST

430 HP

Mileage: 305,000 miles

Estimated Value: \$50,000.00

2019 Ford F550

VIN UPON REQUEST

Mileage: 10,000 miles

Estimated Value: \$55,000.00

1986 Ford 340 Tractor

C748105

Estimated Value: \$2,500.00

1991 Toyota Forklift 02-5FD25

Estimated Value: \$2,500.00

Total Hard Material Inventory: \$10,000.00

Total All FF&E: \$150,000.00

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