

QUALITY SAND: BUSINESS & PROPERTY **FOR SALE** **INDUSTRIAL BUILDINGS FOR LEASE**



625 WILLIS AVE. | INDEPENDENCE, MO. 64052



PROPERTY INFORMATION

- Includes: • Business (\$100,000)
 - Quality Sand & Material
 - FF&E (listed on back page)
- Lease Rate: CALL for Lease Rate
- Year Built: 1907
- Zoned: Warehouse
- Construction: Brick, Steel, Concrete
- Parking: Private, Fenced
- Storage: Large Lot Storage
- Land, Buildings & Rental Income

\$1,000,000.00



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PROPERTY INFORMATION

Spaces A & B: 2,950 SF

Warehouse
Small Office
22' Ceilings
12' Drive-In Door
\$2,250/mo - Gross Ind
Power: 200 amp

Outside Storage

\$400/mo - per pad
(1 Pad Site Available)

LEASED

Space D: 2,400 SF

Dock High & Dock Area
Warehouse
Fenced Area
8' ceilings
\$500/mo - Gross Ind

LEASED

Space E: 2,200 SF

Warehouse
22' ceilings
14' Drive-in
\$1200/mo - Gross Ind
Power: 200 amp

LEASED



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

Space: G 4,500 SF

Existing Bus. Office
- 2,000 ± SF
Warehouse
- 2,500 ± SF
Rock Bins
Outside Storage
\$4,500.00/mo

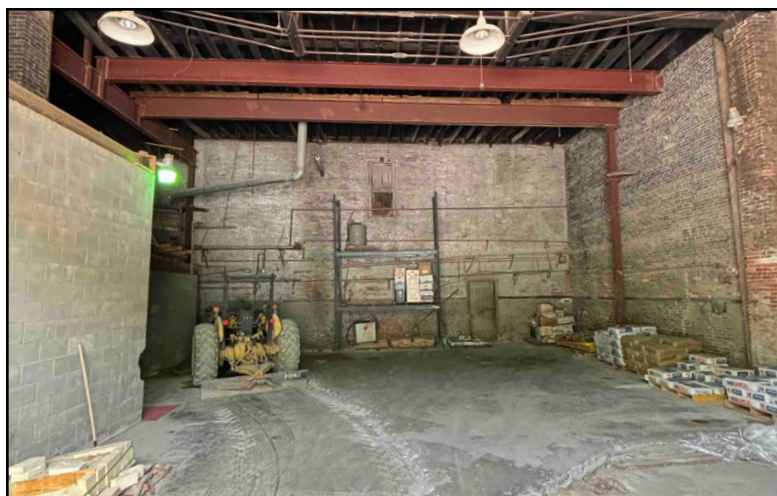


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FIXTURES, FURNITURE & EQUIPMENT *(With Sale of Business ONLY)*

2002 Sterling LT 8500 Boom Truck

VIN UPON REQUEST

Mileage: 265,000 miles

Estimated Value: \$24,000.00

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

1986 Ford 340 Tractor

C748105

Estimated Value: \$2,500.00

2019 Ford F550 Truck

1Ton Dump Bed

Estimated Value: \$44,000.00

Total Hard Material Inventory: \$10,000.00 (est.)

