

300 S Main St.

Independence, Missouri 64050

For Lease



Excellent Location!

- +/- 12,748 SF Building On a +/- 0.46 Acre Lot
- Industrial Space with Versatile Two-Story Office/Retail Layout
- Drive-In Loading
- Outdoor Parking and Secure Gated Access
- High Traffic Area in the Heart of Independence

For more information:

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Building Specifications

Building Size: 12,748 ± SF

Lot Size: 0.46 ± Acres

Year Built: 1970

Loading: 10 Drive-Ins (8 are 12' x 12', 2 are 8' x 10')

Clear Height: 13 ft.

Building Levels: 2

Parking Spaces: 25

Parcel ID: 26-230-30-01-00-0-00-000

Use Description: Commercial/Industrial (Mixed-Use)

Legal Description: INDEPENDENCE OLD TOWN TH N 122.5 LOT 124

Zoning: C-2

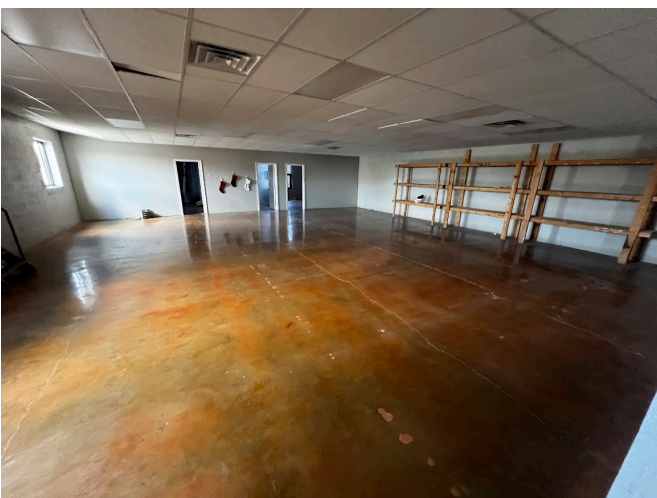
Real Estate Taxes (2023): \$13,350.31 (\$1.05 PSF)

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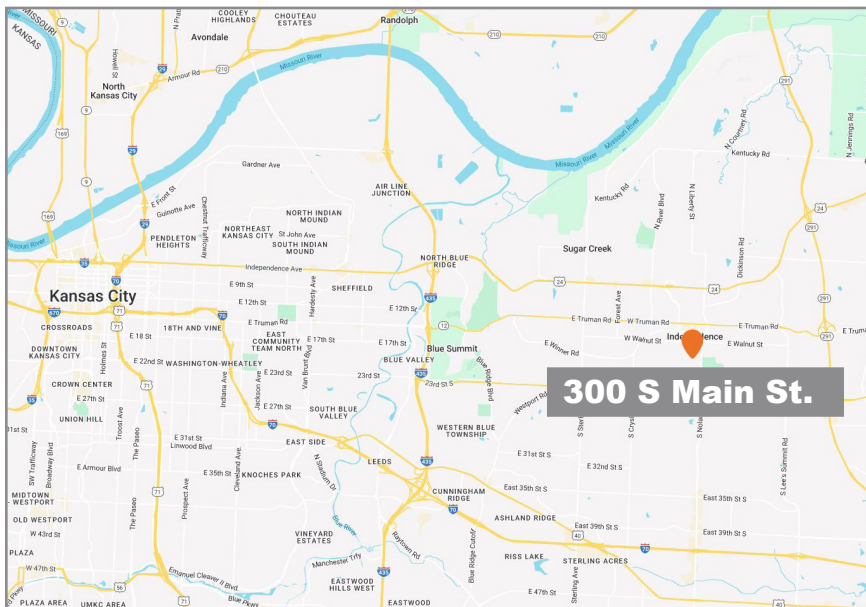
Property Photos



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BLOCK
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