

FOR SALE OR LEASE

1211 S. Powell Rd.
Independence, MO 64057



±13,650sf Office/Warehouse on ±1.77 Acres

- ±13,650sf Total
- ± 1,500sf Office
- Three 10'x10' Drive-in Doors
- One 10'x10' Dock-high Door
- 18'-22' Clear Height
- Heavy Power
- Parcel Size: 1.77 Acres
- Zoning: I-1 Industrial
- For Sale: \$1,200,000
- For Lease: \$7.75/sf NNN

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Property Amenities

- Mezzanine Storage
- Floor Drains
- Heavy Power
- Gas Heaters
- Vent Fans
- Outdoor Storage Capabilities
- Parking Lot Fully Fenced & Secured
- LED Lighting
- Clear Span Building
- Ability to Increase Door Sizes



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