

# Carefree Industrial Park

Unit 1030

## 258,000 Square Feet

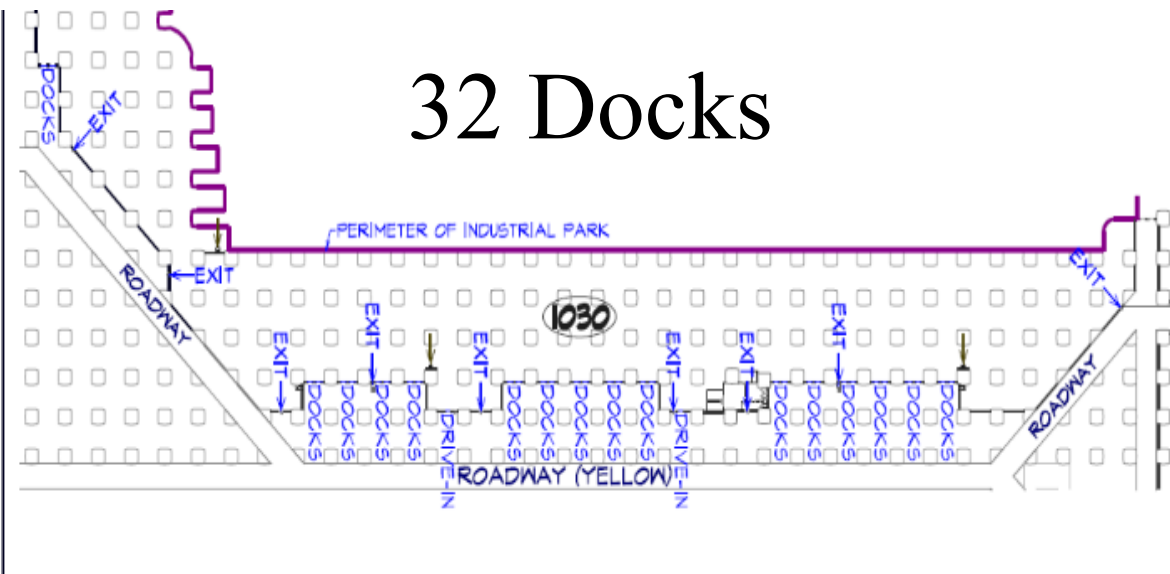
(Can Divide) Foreign Trade Zone

24/7 Manned Security Gate; 70 degrees constant Temp, 32 Docks and 2 Drive ins, ESFR Sprinkler,

### Great Distribution or Manufacturing Space



## 32 Docks



## [www.carefreeindustrialpark.com](http://www.carefreeindustrialpark.com)

Close to Major Highways, MO. 291, I-70, I-435 **FOREIGN TRADE ZONE**

16' Clear Height

Close to Major Highways

32 Dock Bays with Levelers

70 Degrees Year Round

Finished Office Space

2 Drive In Doors

Wet Sprinkler System

Ready to Occupy Jan 2025

24/7 Gated Security



LS COMMERCIAL REAL ESTATE SERVICES, INC

BROKERAGE || MANAGEMENT

**CONTACTS** John Smith Scott Chapin  
smith@lscr.com schapin@lscr.com

8301 W.125TH STREET | SUITE 210 | OVERLAND PARK, KANSAS 66213  
P 913.681.5888 | F 913.681.7869 | [www.lscr.com](http://www.lscr.com)

Sub-Surface Space 258,000 Square Feet

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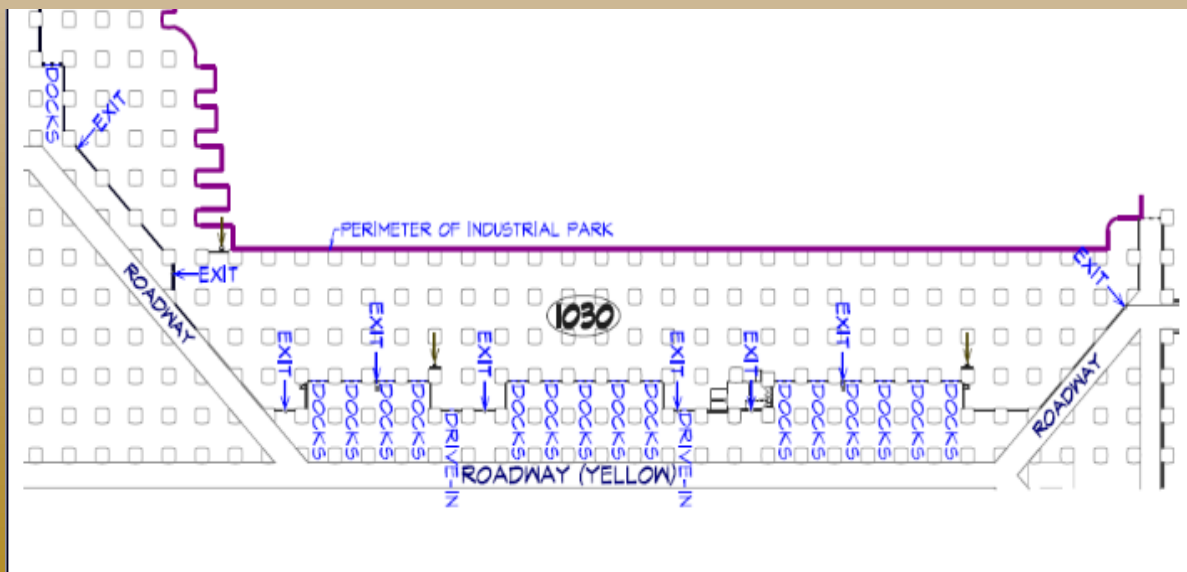
Unit 1030

**258,000 Square Feet**



32 100 Foot Dock Bays  
70 Degrees Year Round  
2,500sf Office in place  
Available 1st Quarter 2025  
24/7 Manned Security  
No Earnings Tax  
Employee Parking  
Wet Sprinkler System  
Located in Independence, Mo  
Low Lease Rates

Unit 1030 258,000sf



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**258,000sf**

Unit 1030 258,000sf



## Building Profile

Unit Number:	1030
Address:	1600 North 291 Highway Independence, Mo. 64056
Building Size:	258,000+/- Square Feet
Office Size:	2,500 +/- Square Feet
Divisible:	Yes, can divide into smaller space size
Ceiling Height:	16 feet
Dock Hi Loading:	32 Doors
Drive In Loading:	2 Doors
Sprinkler:	Wet System
Parking:	70 dedicated vehicle spaces plus use of the public parking area.
Building Floor:	Concrete
Building Walls:	Concrete Block
Electricity:	3 Phase / 480V / 200 AMP
Dehumidification Equipment:	Six (6) Five Ton Units-Two (2) Three Ton Units
Warehouse Lighting:	2 bulb – 8 foot – fluorescent fixtures



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