

2341 South Woodland Avenue

Independence, Missouri 64050

For Sale/Lease



Excellent Owner/User Opportunity!

- ±8,000 SF Industrial/Flex Building + Newly Renovated Mezzanine
- ±1.83 Acres
- 7 Drive-In Doors
- Easy Access to East 23rd Street
- 5 Minutes from Downtown Independence

For more information:

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Blaise Gunnerson
816.878.6314
bgunnerson@blockllc.com

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Building Specifications

Building Size: ±8,000 Square Feet

Lot Size: ±1.83 Acres

Year Built: 1955, Mezzanine Renovated in 2025

Clear Height: 12' - 16'

Loading: 7 Drive-In Doors Total
5 - 12' x 14'

Stories: 2

Building Count: 2

Zoning: C-2

Real Estate Taxes
(2024): \$4,617.64

Legal Description: LUCAS ESTATE SUB---W 250' LOT 6 AND W 250' OF N 54.50' OF LOT 7

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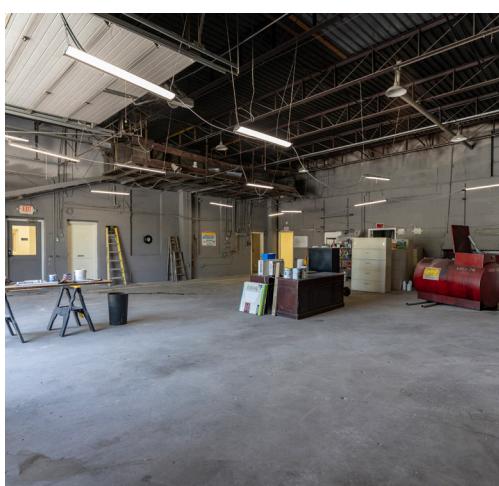
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Internal Warehouse Photos

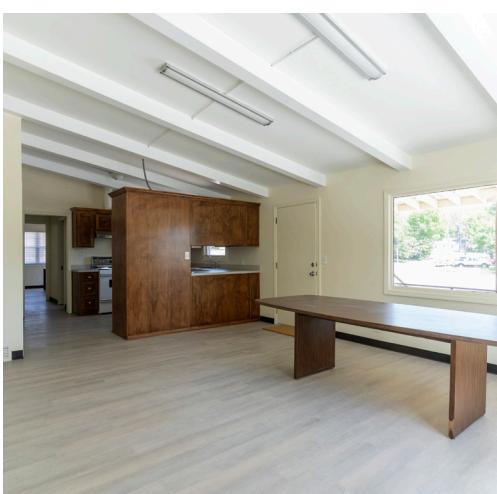


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Internal Office Photos



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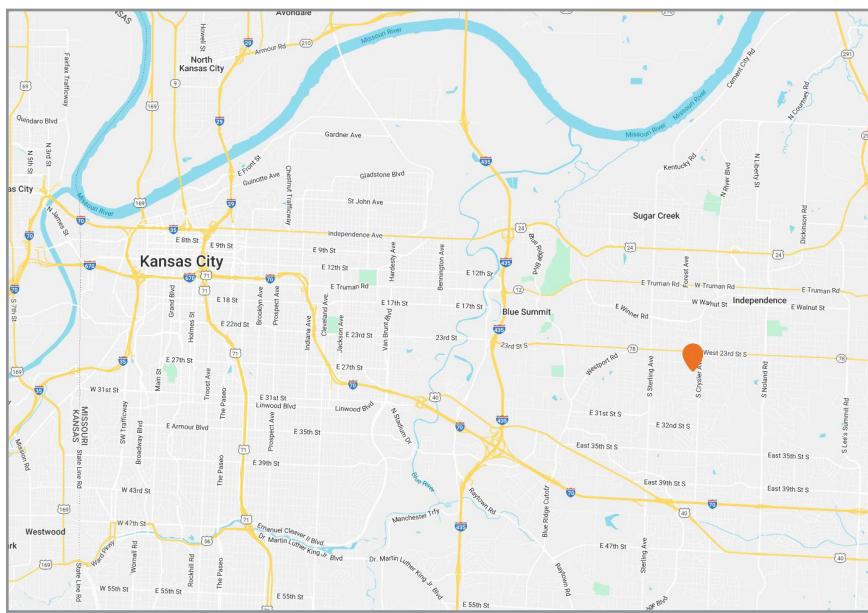
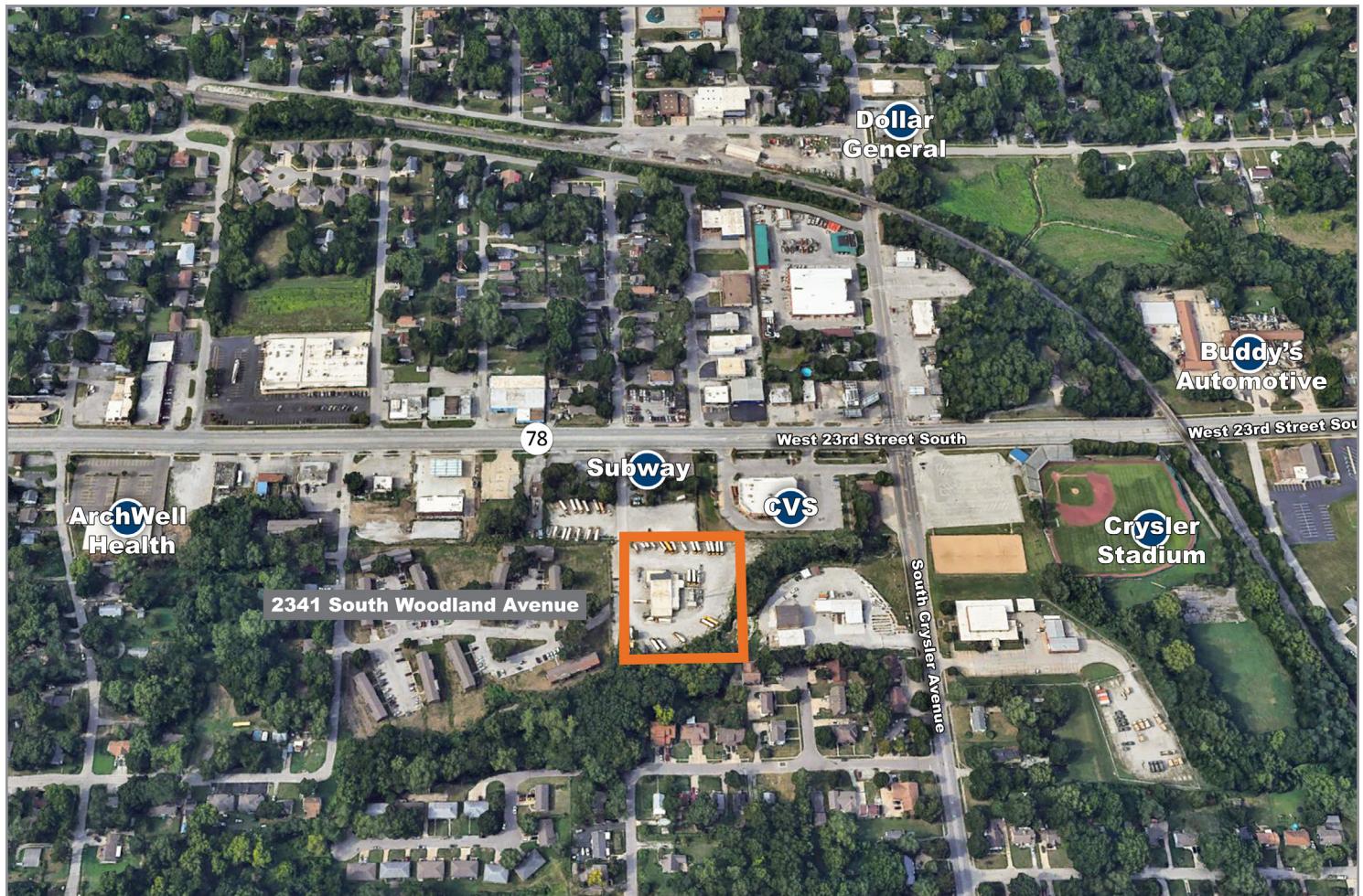
Exterior Photos



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