

## For Sale or Lease

Industrial / Outdoor Storage Site

# 530 RT-291 S

Independence, Missouri • Jackson County

Rare Route 291 frontage. Gated ground.  
Ready to work.

**SALE PRICE**

**\$1,295,000**

**LEASE RATE**

**\$7,500 NNN**

**BUILDING**

**3,600 SF**

**ZONING**

**I-1, R-1**

**LOT SIZE**

**10.9 +/- Acres**

SCAN QR CODE TO VIEW ONLINE



*Property View Facing Southeast*

**CONTACT**

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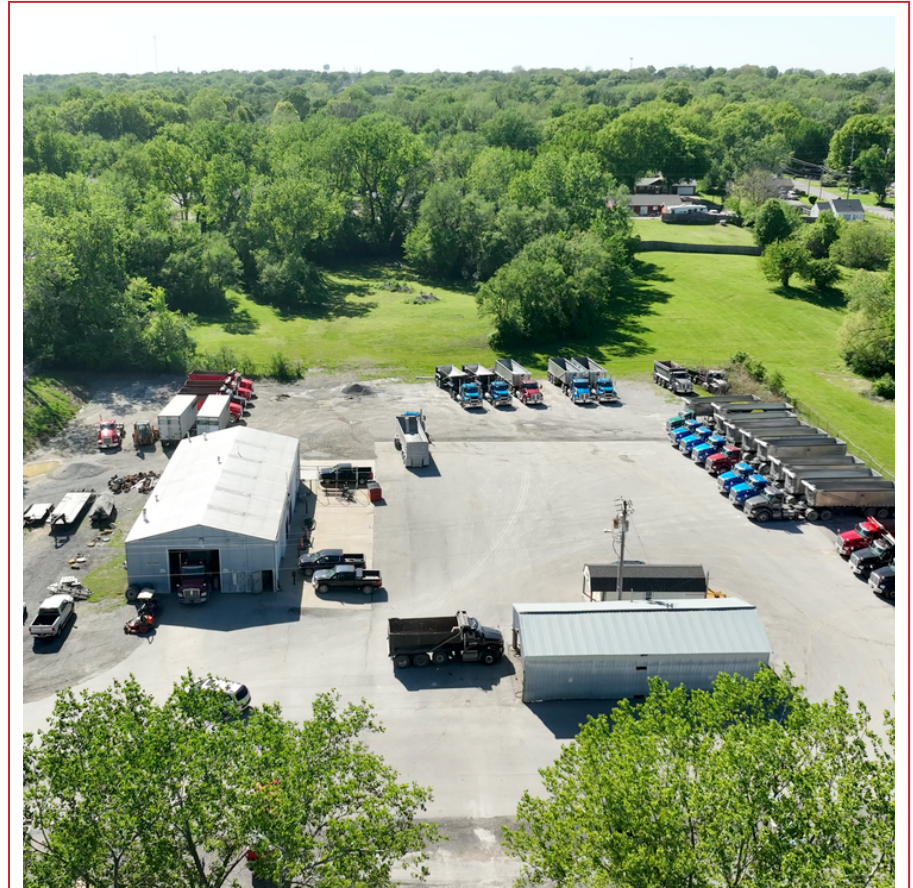
**ABOUT THE PROPERTY**

# Property Overview

A 10.9-acre industrial site in Independence with roughly 2.5-acres of fenced, asphalt and packed gravel yard, a 3,600 SF drive-through warehouse / office, and a ~1,000 SF of covered storage. There are (3) D.I. doors: (2) 13' x 13'8" and (1) 12' x 18', gas warehouse heaters, and HVAC in the office. Power is 3-phase 200 amp; site is on city gas and electric and septic (pumped last year). The property sits directly across Route 291 from Space Center — a ±4.4 million SF underground industrial complex — making it a fit for contractor, fleet, distribution, or light-industrial users.

**KEY HIGHLIGHTS**

- 10.9 acres total — ~2.5 acres fenced, asphalt and packed gravel yard
- 3,600 SF warehouse + office with drive-through capability
- ~1,000 SF of covered outdoor storage
- (2) 13' x 13'8" drive-in doors and (1) 12' x 18' drive-in door
- Gas heaters in warehouse — new HVAC in office
- 3-phase 200-amp power · City gas and electric
- Septic system — pumped last year
- In-place income: neighbor pays \$1,500/month for shared access and use of driveway
- Zoning: I-1 / R-1 · across from Space Center (±4.4M SF)
- Additional land available for site optimization, suitable for building expansion or additional parking



*Property View Facing West*



**THE TOUR**



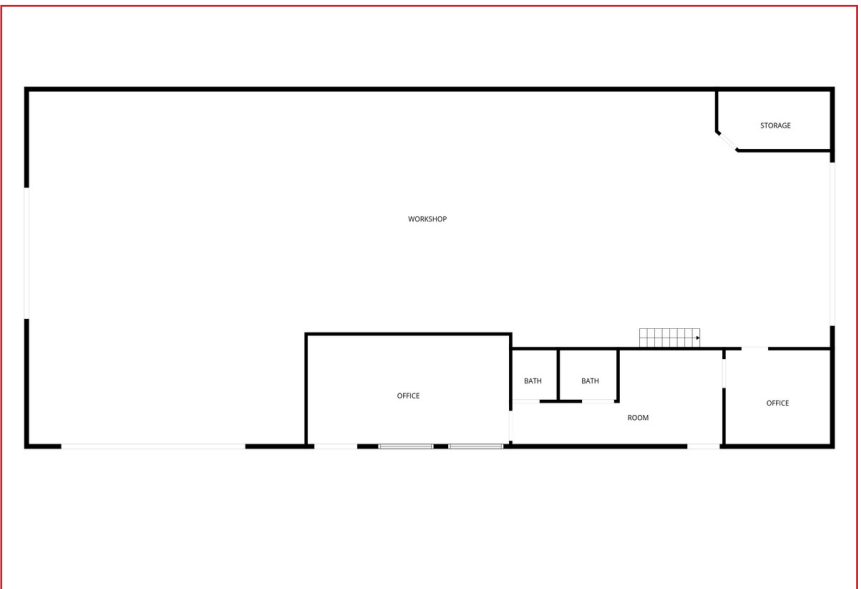
*3,600 SF building with drive-thru capability*



*Gated parking and yard space*



*Covered outdoor storage*



*Floor Plan*

**THE LOCATION**

# Location & Traffic

- Direct frontage on the north / south Route 291 corridor — expressway through Independence.
- Across Route 291 from Space Center — ±4.4 million SF underground complex.
- Approximately ten minutes to I-70; twenty minutes to I-435.
- Independence / Jackson County industrial submarket — contractor and fleet neighbors.

**NEIGHBORING USES & ACCESS**

## Space Center

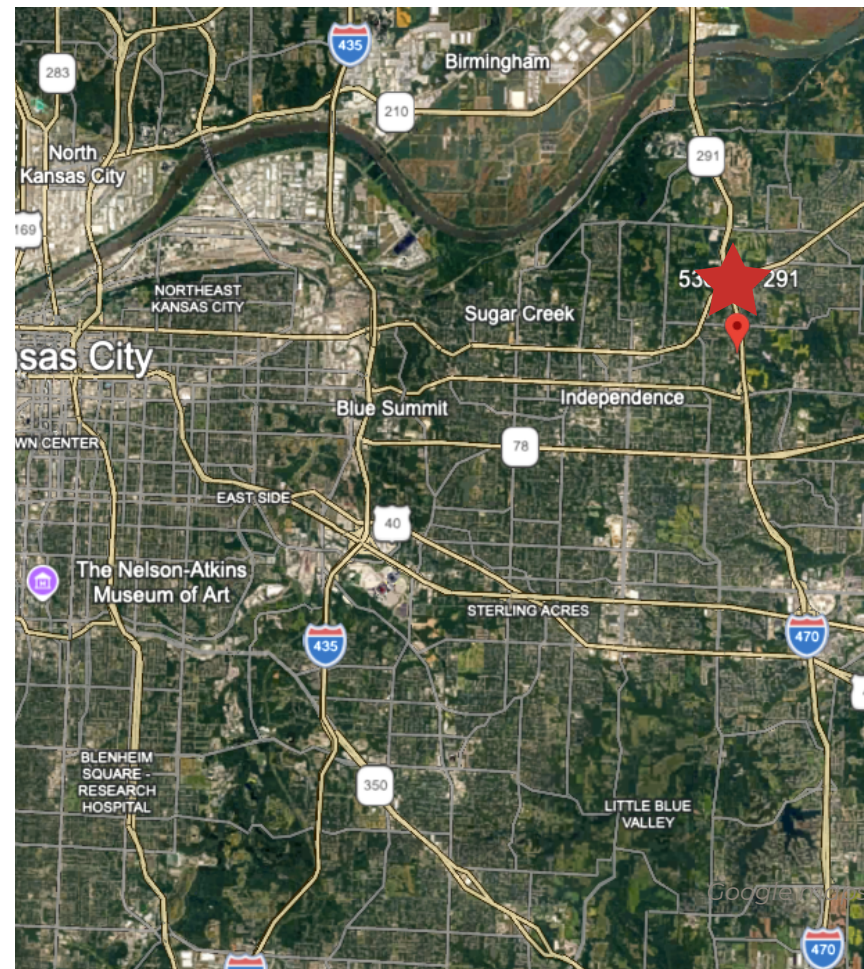
*Direct frontage*

**±4.4M SF**

## I-70

*I-70 / I-470 Interchange*

**4.3 Miles South**



THE AREA

# Area Demographics

Population, income, and housing within 1, 3, and 5 miles of the site.

| METRIC            | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------|----------|-----------|-----------|
| Population        | 2,689    | 60,153    | 122,943   |
| Households        | 1,046    | 24,811    | 50,801    |
| Median HH Income  | \$53,843 | \$58,981  | \$62,495  |
| Per Capita Income | \$28,073 | \$30,050  | \$31,072  |
| Median Home Value | 164,557  | \$150,989 | \$153,898 |

Source: U.S. Census Bureau ACS 5-Year Estimates (2018–2022), aggregated by block-group centroid within each radius.



**THE POTENTIAL**

# Conceptual Rendering Comparison vs. Actual



**Actual**



**Rendering**

CONNECT

# Contact Our Team

Request the due diligence package, schedule a walk, or discuss terms.

SCAN QR CODE TO VIEW ONLINE



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Nobody will work harder for you.*