

# Carefree Industrial Park

## FOR LEASE Unit 1020 45,300sf

FOR LEASE Sub-Surface Space 108,747 Square Feet



LS COMMERCIAL REAL ESTATE SERVICES, INC

BROKERAGE | MANAGEMENT

CONTACTS **John Smith - Scott Chapin**  
smith@lsc.com Licausi@lsc.com schapin@lsc.com

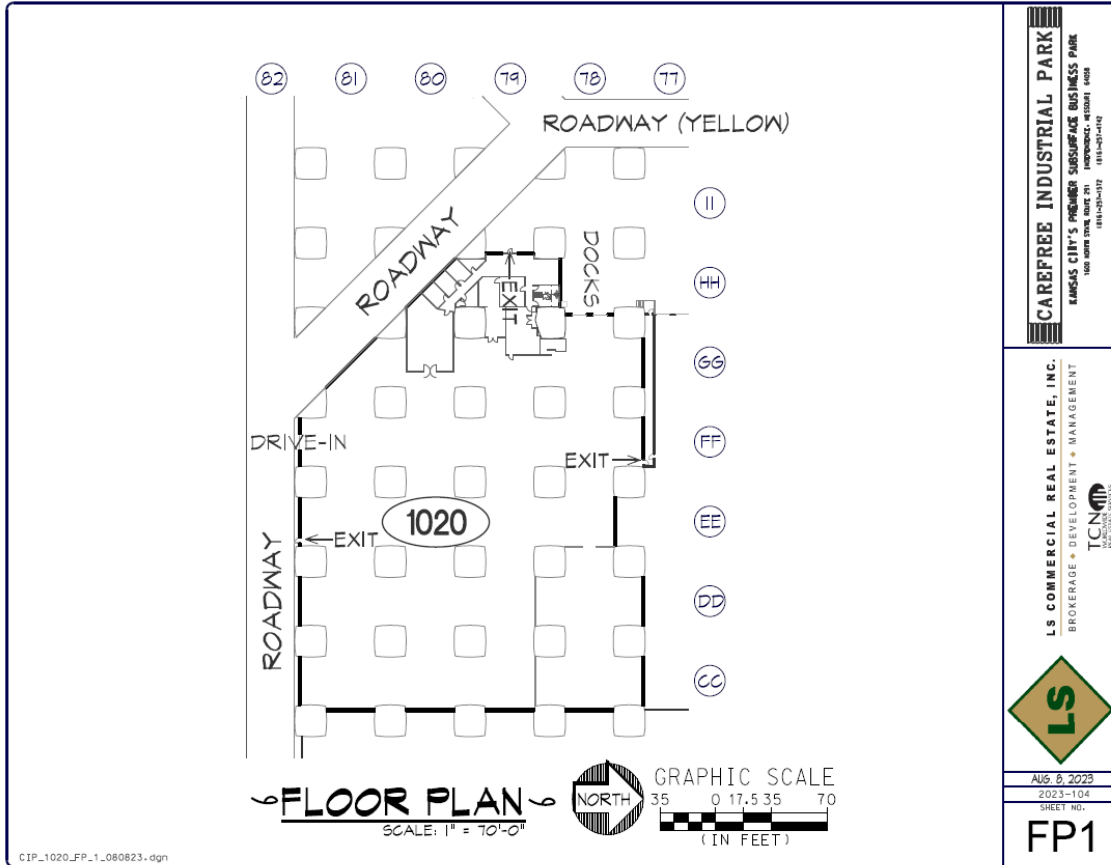
8301 W.125TH STREET | SUITE 210 | OVERLAND PARK, KANSAS 66213  
P 913.681.5888 | F 913.681.7869 | www.lsc.com

# Carefree Industrial Park

## Unit 1020

45,300 Square Feet

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



Close to Major Highways, MO. 291, I-70, I-435

### Amenities

- |                       |                         |                     |
|-----------------------|-------------------------|---------------------|
| 16' Clear Height      | Close to Major Highways | 4 Dock Bays         |
| 70 Degrees Year Round | Finished Office Space   | 2 Drive In Doors    |
| Wet Sprinkler System  | Ready to Occupy         | 24/7 Gated Security |



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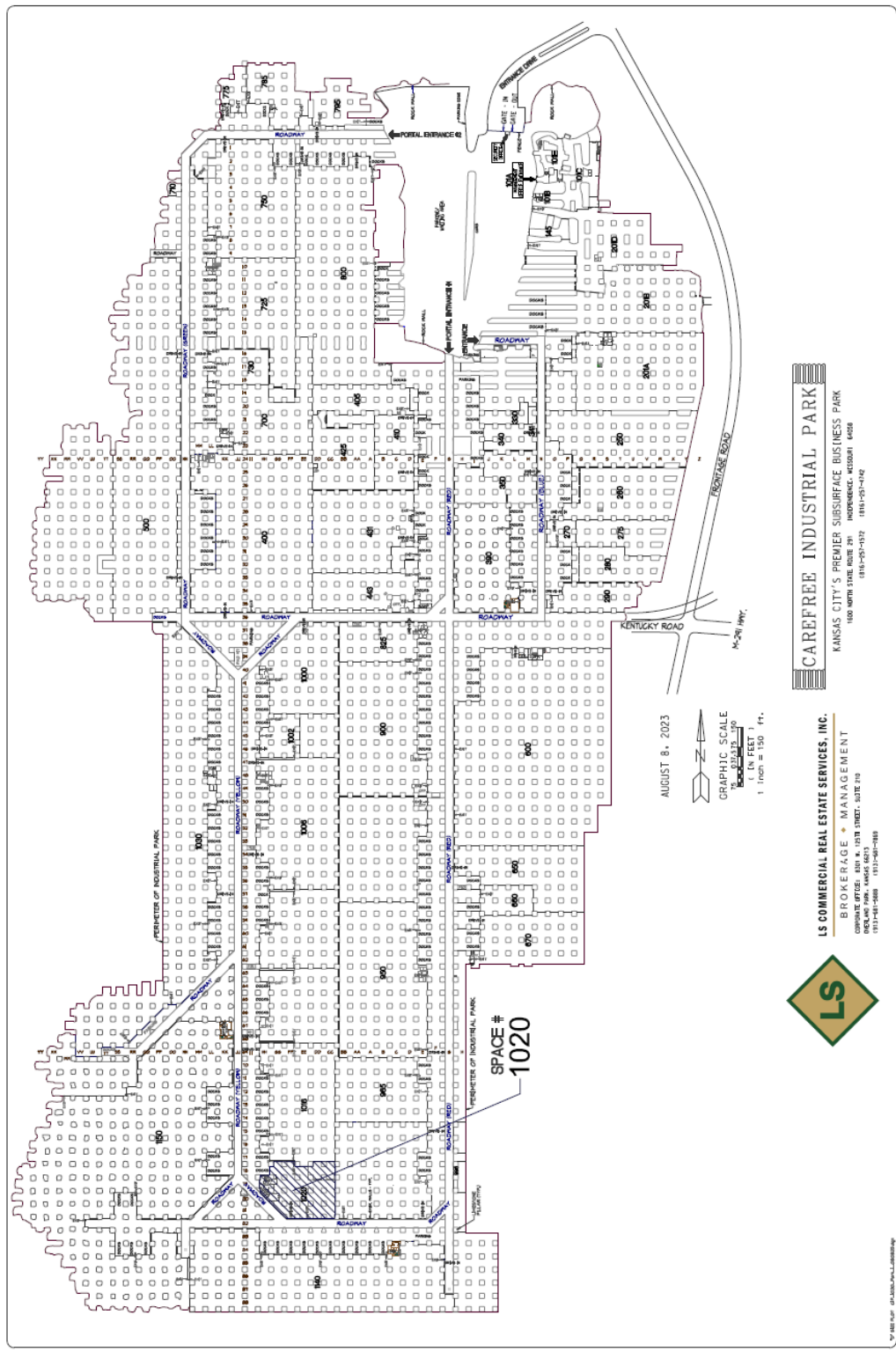
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Sub-Surface Space 45,300 Square Feet

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## Unit 1020

### CAREFREE INDUSTRIAL PARK

Carefree Industrial Park Unit 1020

#### **Building Profile:**

Unit Number:	1020 <b>Projected Availability Fall 2023</b>
Address:	<b>1600 North 291 Highway Independence, MO. 64056</b>
Building Size:	45,300sf Net of Pillars
Office Size:	4,200sf
Ceiling Height:	16 Feet
Dock High Loading:	2 Doors
Drive In Loading:	1 Door
Sprinkler:	Wet System
Parking:	15 Dedicated vehicle spaces plus use of the public parking area
Building Floor:	Concrete
Building Walls:	Concrete Block
Electricity:	3 Phase/480V/200AMP
Dehumidification Equipment:	One (1) Five Ton Unit
Warehouse Lighting:	2 Bulb 8 foot fluorescent fixtures

#### **Utilities**

Electric:	Independence Power & Light
Water:	City of Independence
Gas:	None
Sewer:	Private
Lease Structure:	Modified Gross Industrial
Lease Rate:	\$3.50psf Modified Gross Industrial
Foreign Trade Zone (FTZ)	Carefree Industrial Park is one of the largest. Foreign trade zone designated sites in the KC metro area. Tenants within the park can utilize the FTZ for duty deferment of imported goods.

**This information has been obtained from sources believed reliable. We have not verified it and make guarantee, warranty or representation about it, and same is subject to change without prior notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.**



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