

1301 S POWELL RD
INDEPENDENCE, MO 64057

est. 1879



KESSINGER HUNTER
commercial real estate

INDUSTRIAL FOR SALE | 12,000± SF ON 3.24 ACRES

9 14' TALL DRIVE-IN DOORS



PROPERTY FEATURES

- Ideal Contractor building
- Expandable on 3.24± acres on two parcels
- Outside storage
- 1,200± SF office on two levels
- Drive-in loading
- 9 12' x 14' doors (1 drive-through) – all with electric openers
- 16' – 18' Clear height
- Clear span warehouse
- Two separate 200 Amp, single-phase panels
- I-1 Industrial Zoning

SPACE FEATURES

TOTAL SF	12,000± SF on 3.24 Acres
SALE PRICE	\$1,395,000
TAXES	\$17,316.17 (2025)

For more information, please contact:

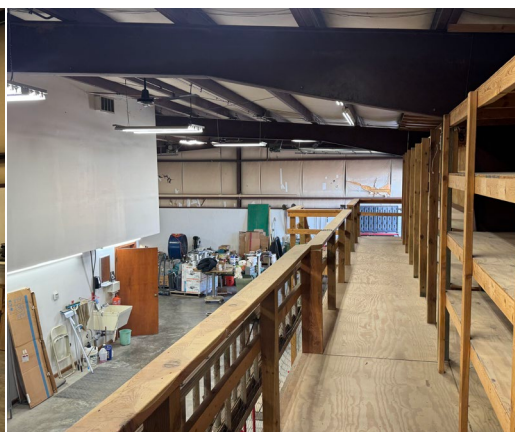
MATTHEW SEVERNS, SIOR, CCIM
Principal, Industrial Brokerage
913.787.7636
mseverns@kessingerhunter.com

BRIAN SHERMAN
Industrial Brokerage
913.558.0459
bsherman@kessingerhunter.com

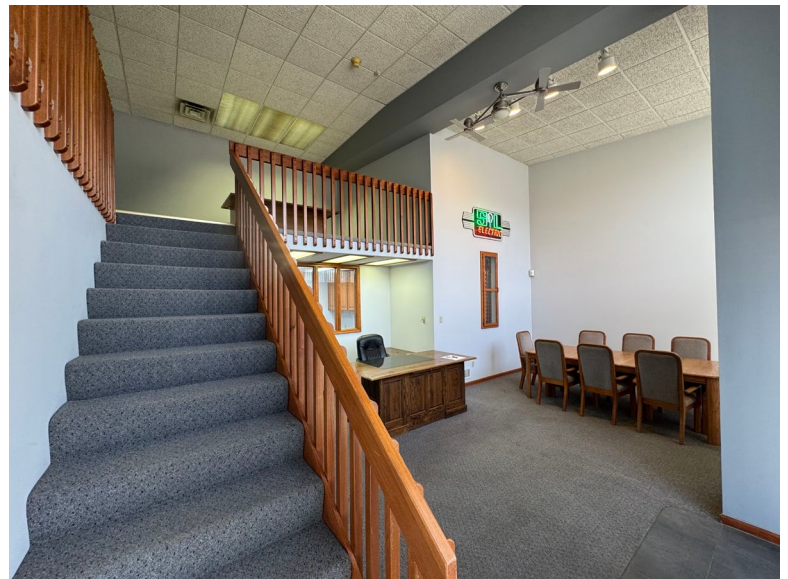
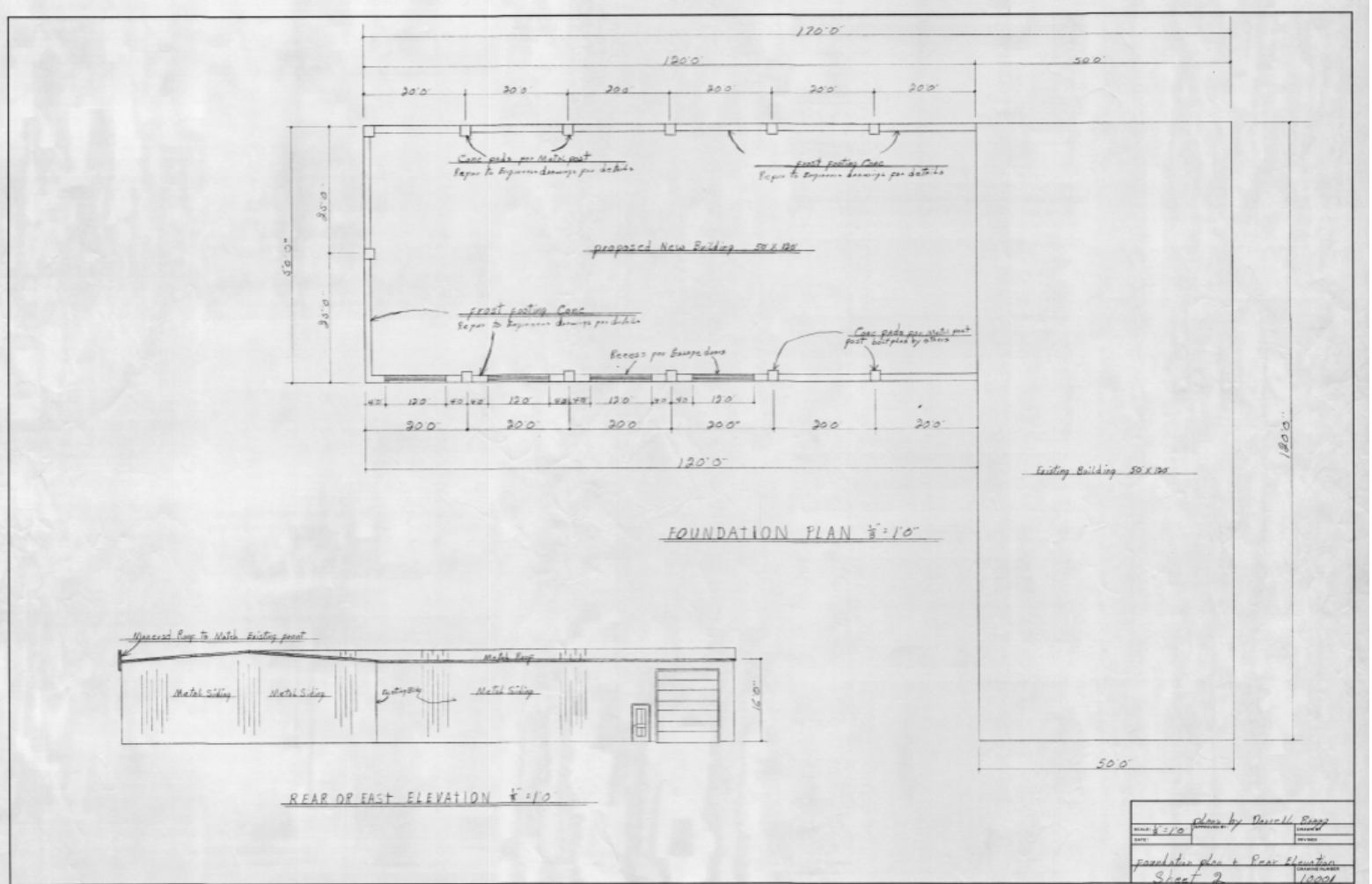
KESSINGER HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

1301 S POWELL RD
INDEPENDENCE, MO 64057

INDUSTRIAL FOR SALE | 12,000± SF ON 3.24 ACRES



FLOOR PLAN



1301 S Powell Rd
Independence, MO 64057

est. 1879

KH

INDUSTRIAL FOR SALE | 12,000± SF ON 3.24 ACRES



For more information, please contact:

MATTHEW SEVERNS, SIOR, CCIM

Principal, Industrial Brokerage

913.787.7636

mseverns@kessingerhunter.com

BRIAN SHERMAN

Industrial Brokerage

913.558.0459

bsherman@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

Kansas City, MO 64108

816.842.2690

www.kessingerhunter.com