

QUALITY SAND & MATERIAL BUSINESS (ONLY) **FOR SALE**



INDUSTRIAL BUILDINGS FOR LEASE

625 WILLIS AVE. | INDEPENDENCE, MO. 64052



PROPERTY INFORMATION

- Includes: • Business (\$100,000)
 - Quality Sand & Material
 - FF&E (listed on back page)
- Lease Rate: Per Space/
Gross Industrial
- Year Built: 1907
- Zoned: Warehouse
- Construction: Brick, Steel, Concrete
- Parking: Private, Fenced
- Storage: Large Lot Storage



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PROPERTY INFORMATION

Spaces A & B: 2,950 SF

Warehouse
Small Office
22' Ceilings
12' Drive-In Door
\$2,250/mo - Gross Ind
Power: 200 amp

LEASED

Outside Storage

\$350/mo - per pad
(2 Pad Sites Available)

LEASED

Space D: 2,400 SF

Dock High & Dock Area
Warehouse
Fenced Area
8' ceilings
\$300/mo - Gross Ind

LEASED

Space E: 2,200 SF

Warehouse
22' ceilings
14' Drive-in
\$800/mo - Gross Ind
Power: 200 amp

LEASED



Space C: 5,500 SF

Warehouse
22' ceilings
14' Drive-in door
\$3,600/mo - Gross Ind
Power: 200 amp

LEASED

Space F - 4,800 SF

Warehouse / office
22' ceilings
14' Drive-in door
Dock high
\$3,400/mo - Gross Ind
Power: 200 amp

LEASED

Space G* - 2,000 SF

Existing Bus. Office
2,000 SF Office
@2,200/Mo Gross Ind.
Rock Bins
Outside Storage

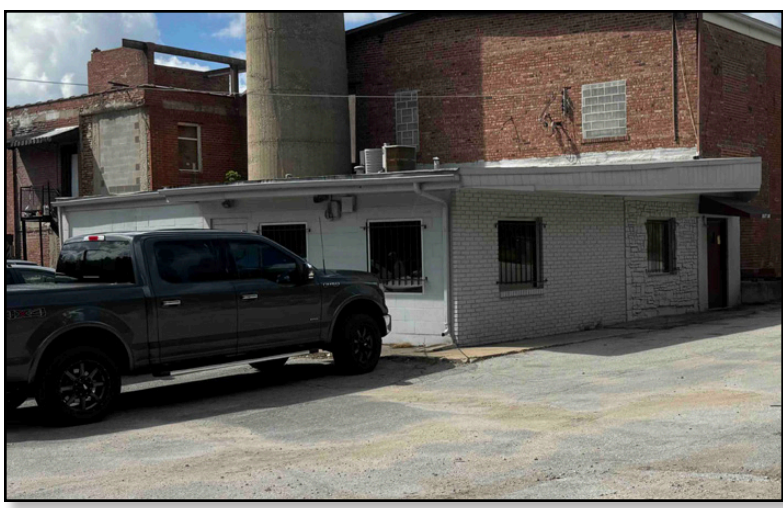


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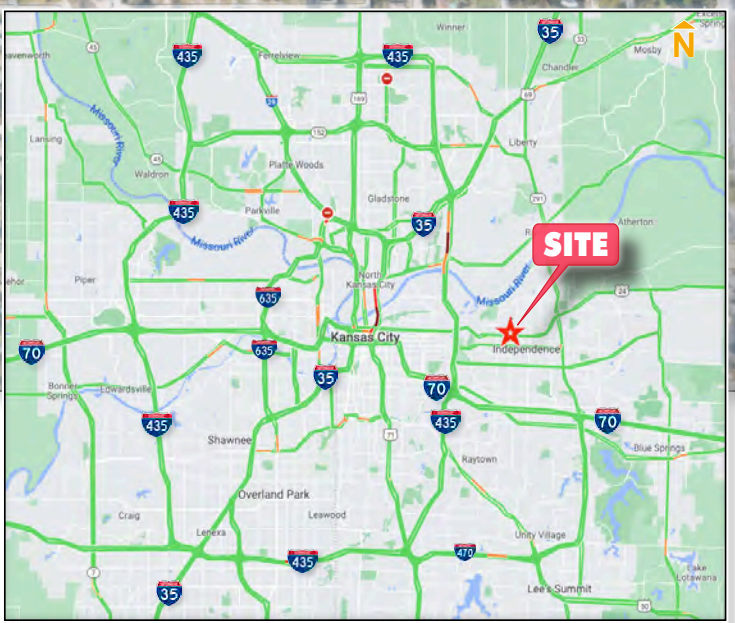
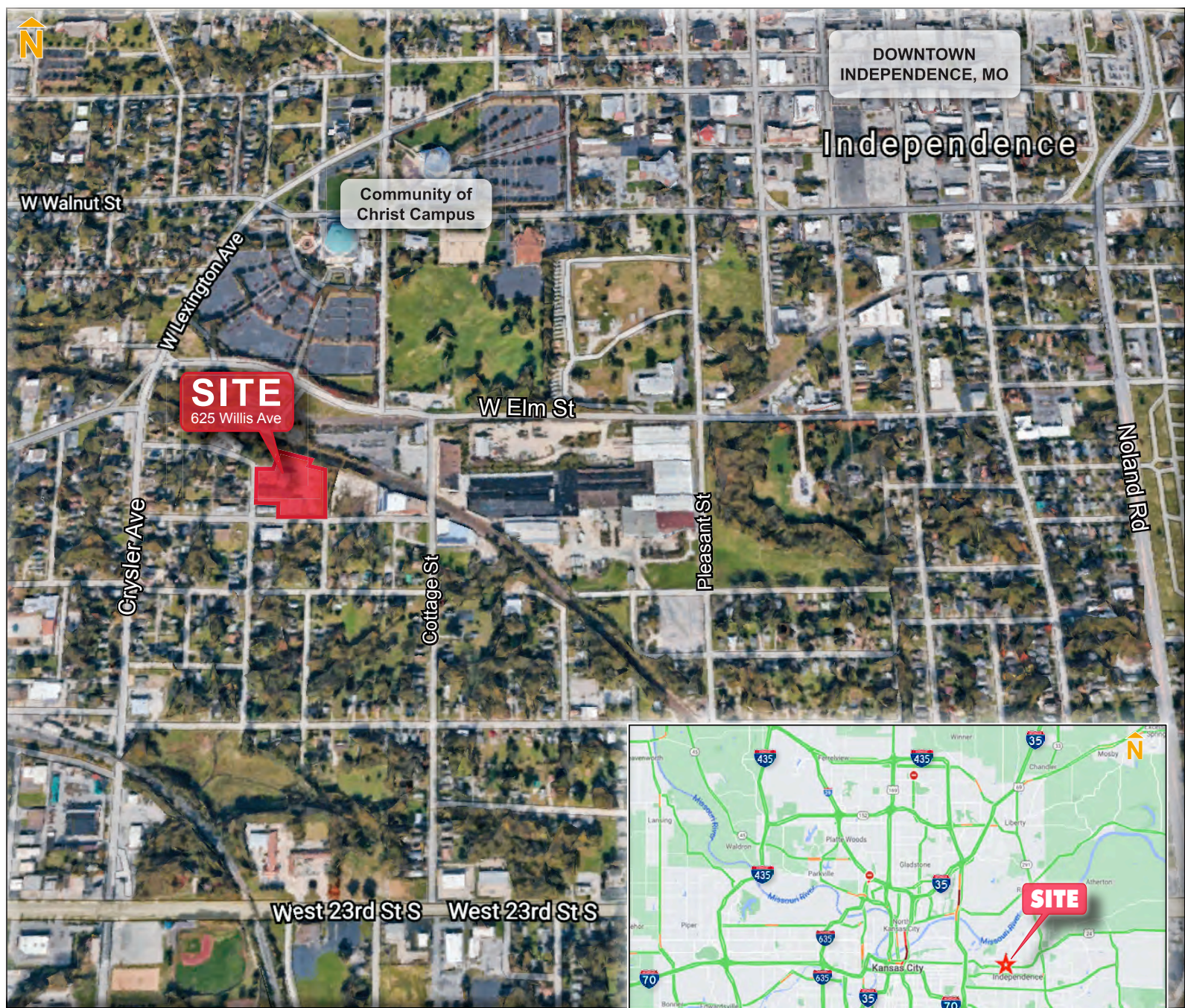


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GASPERI GROUP
COMMERCIAL REAL ESTATE LLC



Gasperigroup.com

STEVE GASPERI
steve@gasperigroup.com
M | 816-591-9764

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FIXTURES, FURNITURE & EQUIPMENT (With Sale of Business ONLY)

2002 Sterling LT 8500 Boom Truck

VIN UPON REQUEST

Mileage: 265,000 miles

Estimated Value: \$24,000.00

**P&L's upon Request and
with Receipt of Executed
Confidentiality Agreement*

1986 Ford 340 Tractor

C748105

Estimated Value: \$2,500.00

2019 Ford F550 Truck

1Ton Dump Bed

Estimated Value: \$44,000.00

Total Hard Material Inventory: \$10,000.00 (est.)