

21101 E ROUTE 78  
INDEPENDENCE, MISSOURI 64057

est. 1879



KESSINGER HUNTER  
commercial real estate

## SERVICE BUILDING AND FREESTANDING OFFICE BUILDING FOR LEASE



### PROPERTY FEATURES

- Great contractor facility
- Shop building: 5 bays/drive-in doors
- One 12' x 11.5' drive-in with wash bay
- Four 10' x 11.5' drive-in doors
- 14' clear height
- Additional storage space in office basement (not in footprint)
- Outside storage
- Ample parking
- CALL FOR RATES



For more information, please contact:

**KURT JENSEN**  
Industrial Brokerage  
816.936.8508  
[kjensen@kessingerhunter.com](mailto:kjensen@kessingerhunter.com)

**MATTHEW SEVERNS, SIOR, CCIM**  
Industrial Brokerage  
913.787.7636  
[mseverns@kessingerhunter.com](mailto:mseverns@kessingerhunter.com)

**KESSINGER/HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
816.842.2690  
[www.kessingerhunter.com](http://www.kessingerhunter.com)

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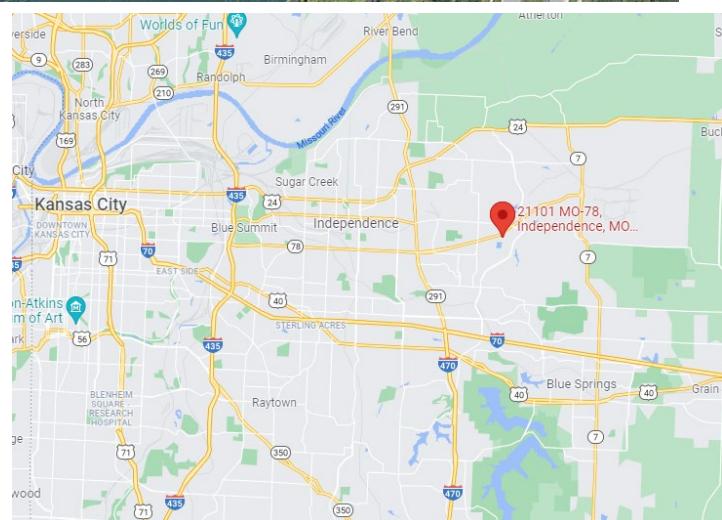
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## UTILITIES

WATER, SEWER, STORM	CITY OF INDEPENDENCE
POWER	INDEPENDENCE POWER AND LIGHT
GAS	SPIRE ENERGY
PHONE	AT&T
INTERNET/CATV	COMCAST

MULTI-VEHICLE GARAGE	$3,874 \pm$ SF
OFFICE BUILDING	$1,533 \pm$ SF
SURPLUS LAND AREA	$37.66 \pm$ Acres



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