

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

Jake LaFevers

Jake@Haith.com

(913) 888-3456

Haith.com



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



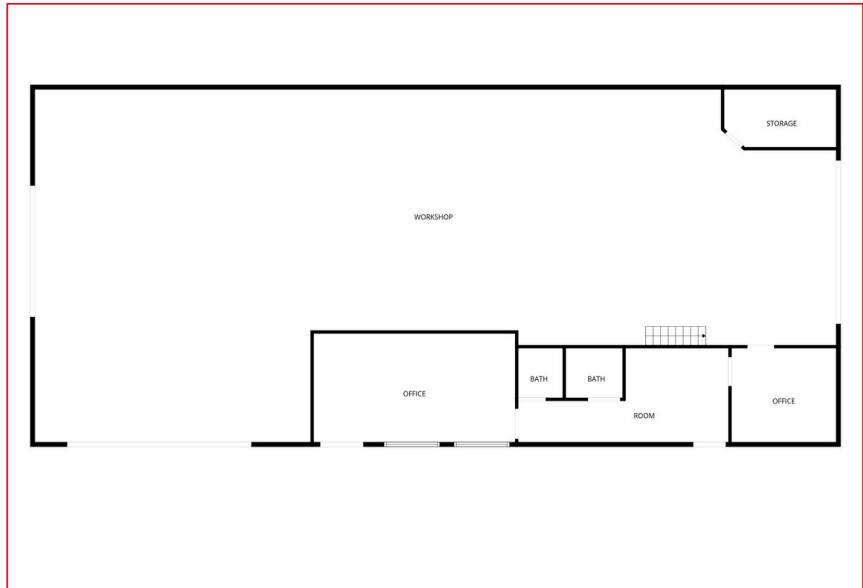
3,600 SF building with drive-thru capability



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

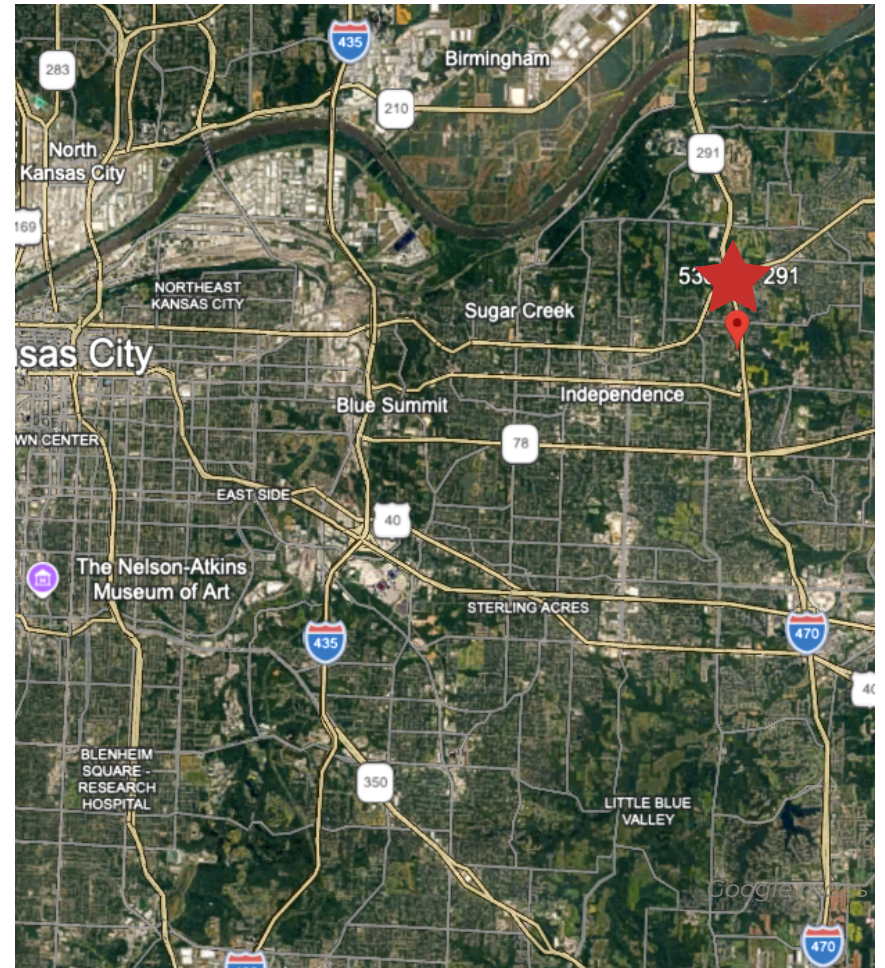
Direct frontage

±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

SCAN QR CODE TO VIEW ONLINE



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



PRINCIPAL BROKER

Josh Haith

Josh@Haith.com

O: (913) 888-3456



BROKER

Jake LaFevers

Jake@Haith.com

M: (816) 642-7287



11415 W 87th Terrace,
Overland Park, KS 66214
(913) 888-3456
Haith.com

*Family-owned. Family-led.
Nobody will work harder for you.*