



# Office and Warehouse Buildings Available

**19605 E US 40 HIGHWAY  
INDEPENDENCE, MISSOURI**

## Property Highlights

- Two buildings totaling 10,000 (±) sf
- 2,500 sf office building
- 7,500 sf clear span warehouse building
- Two drive-in doors (14' and 12')
- 14' - 25' clear span
- Warehouse features excellent lighting and epoxy floor
- Sale price \$1,325,000
- Lease rate \$10.00/sf

*For information, please contact:*

**Mark C. Long, CRE, SIOR, CCIM, LEED AP**

*President and CEO, Principal*

t 816-512-1011

mlong@nzimmer.com

**John F. Hassler, SIOR**

*Executive Managing Director, Principal*

t 816-268-4208

jhassler@nzimmer.com

**Seamus M. McLaughlin**

*Managing Director*

t 816-268-4223

smclaughlin@nzimmer.com

1220 Washington Street, Suite 300  
Kansas City, MO 64105

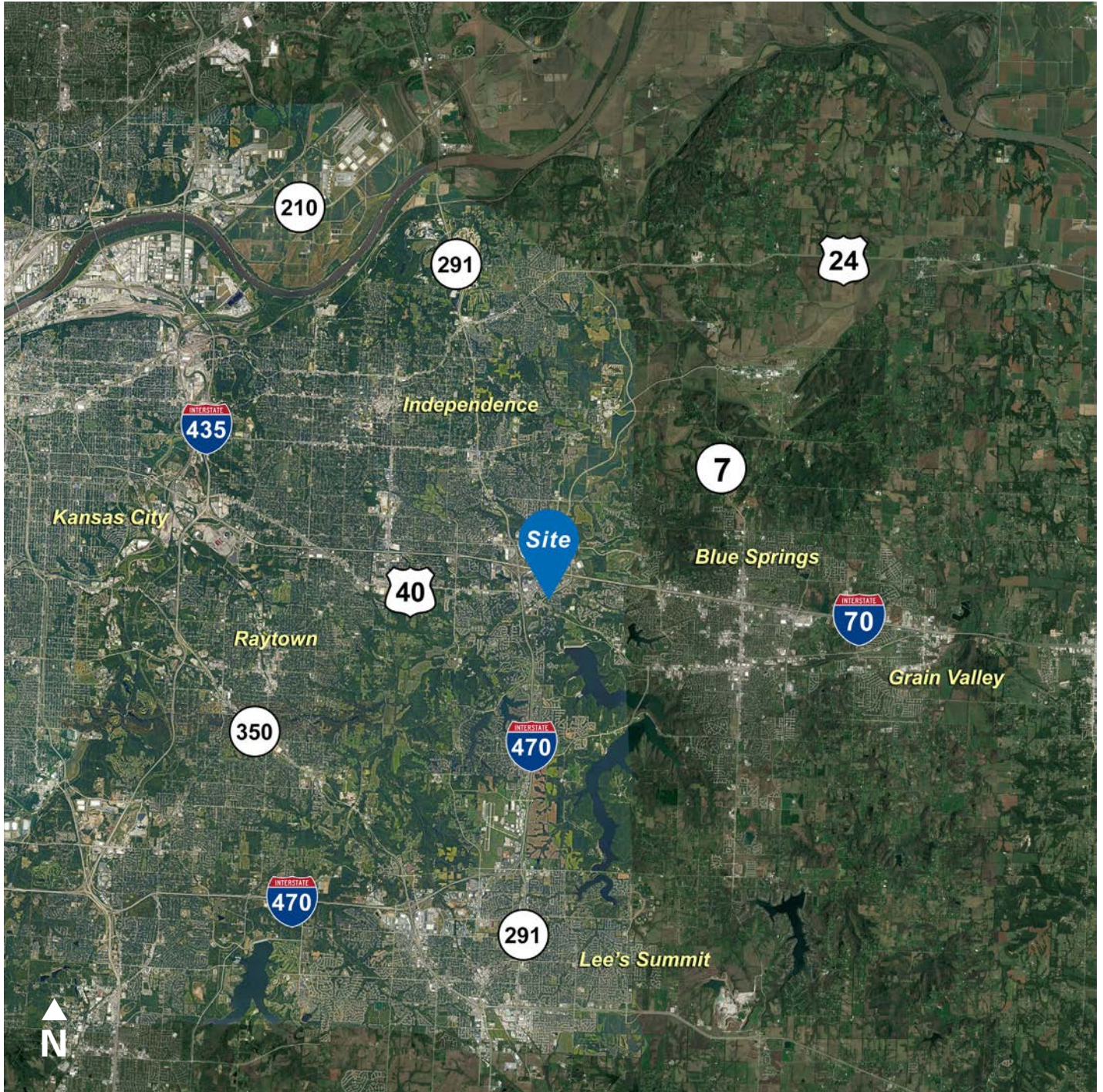
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## 19605 E US 40 HIGHWAY, INDEPENDENCE, MISSOURI



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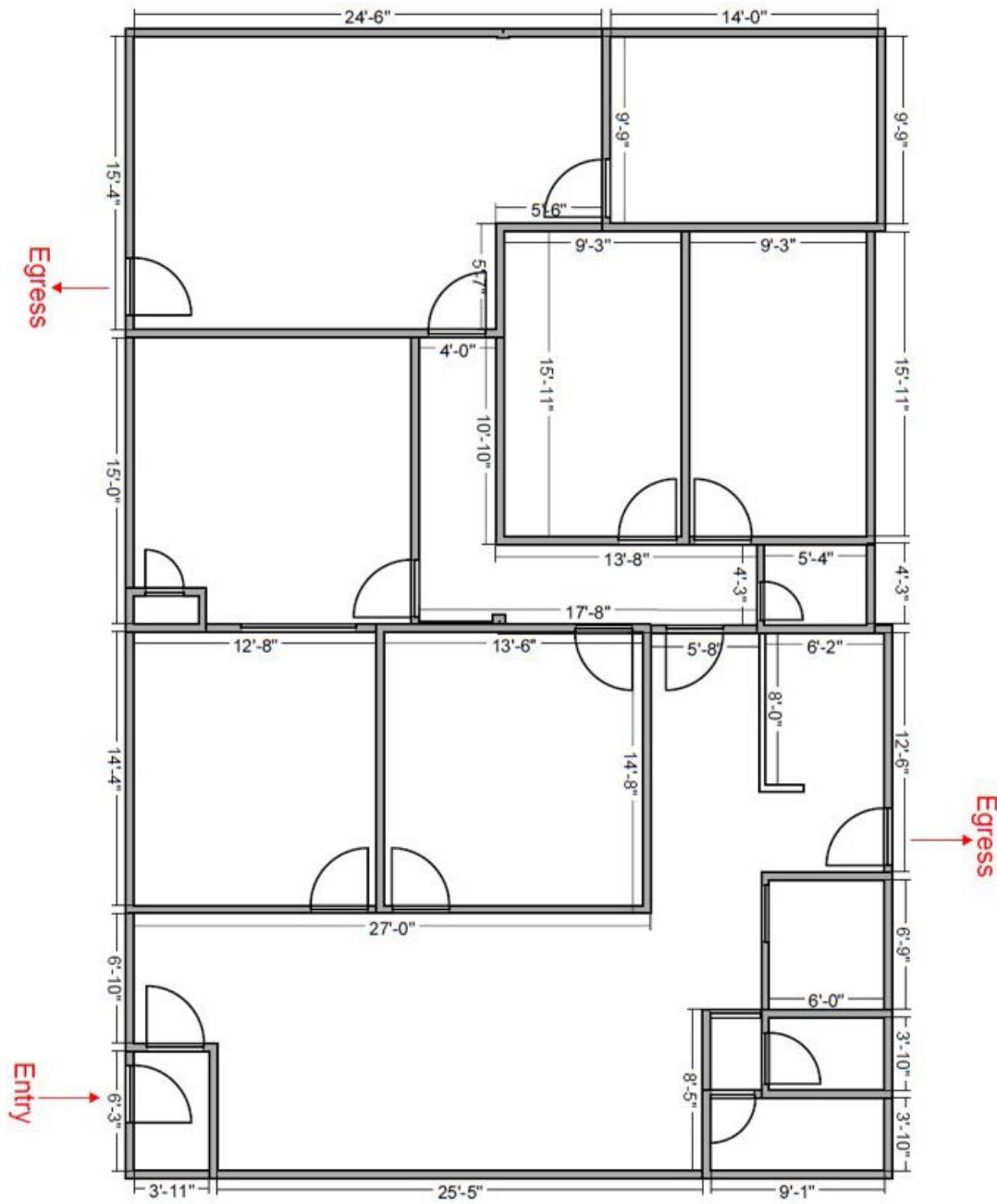
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### Office Building Floor Plan



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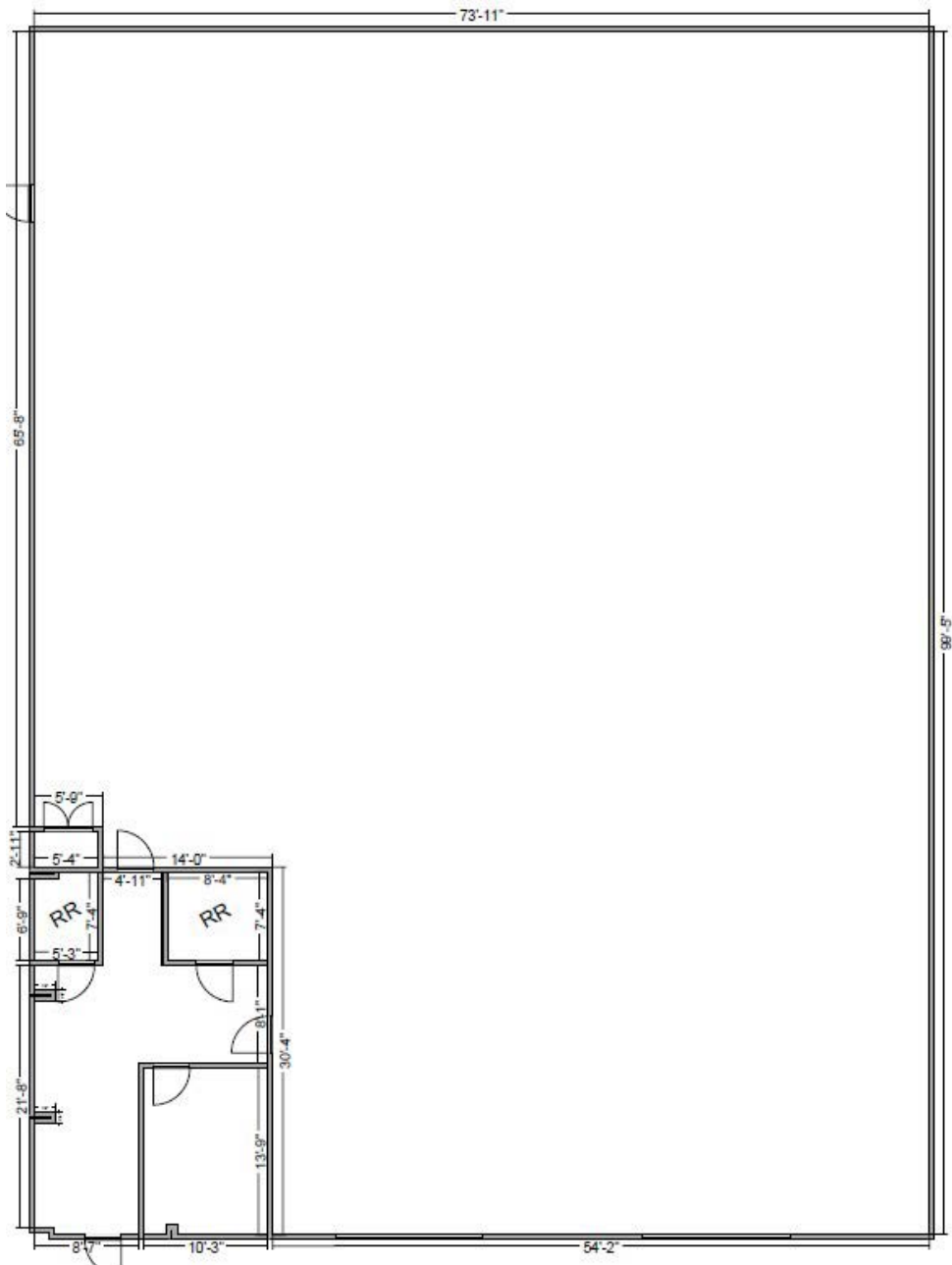
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Warehouse Floor Plan



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