

# Carefree Industrial Park

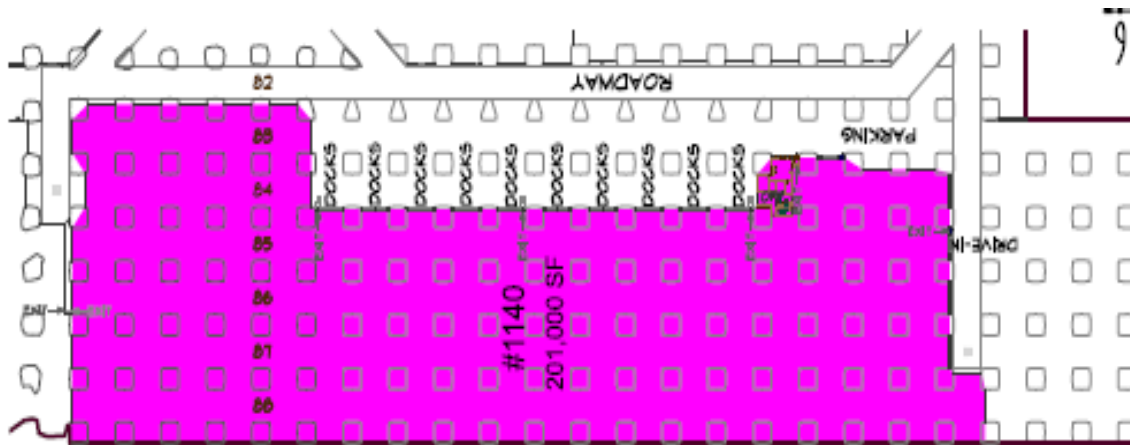
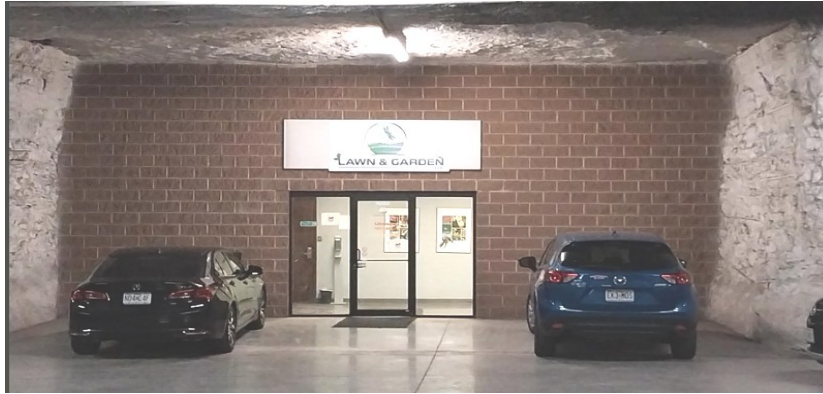
Unit 1140

## 201,000 Square Feet

(Can Divide) Foreign Trade Zone

24/7 Manned Security Gate; 70 degrees constant Temp, 20 Docks and 1 Drive ins, Wet Sprinkler,

### Great Distribution or Manufacturing Space



## [www.carefreeindustrialpark.com](http://www.carefreeindustrialpark.com)

Close to Major Highways, MO. 291, I-70, I-435 **FOREIGN TRADE ZONE**

16' Clear Height

Close to Major Highways

20 Dock Bays with Levelers

70 Degrees Year Round

Finished Office Space

1 Drive In Doors

Wet Sprinkler System

Ready to Occupy Jan 2025

24/7 Gated Security



LS COMMERCIAL REAL ESTATE SERVICES, INC

BROKERAGE || MANAGEMENT

**CONTACTS** John Smith Scott Chapin  
smith@lscr.com schapin@lscr.com

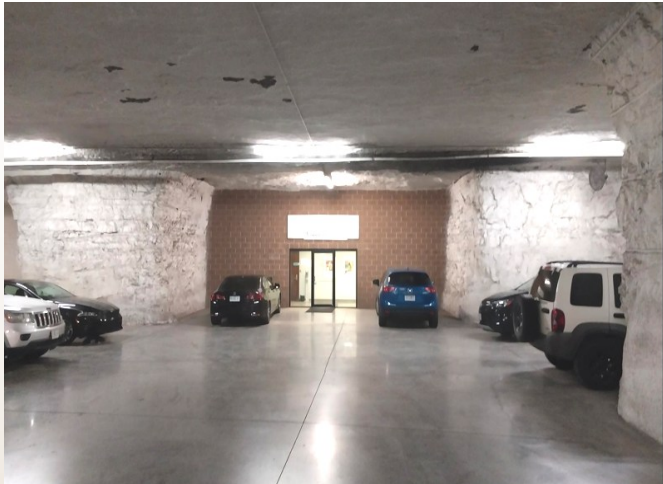
8301 W.125TH STREET | SUITE 210 | OVERLAND PARK, KANSAS 66213  
P 913.681.5888 | F 913.681.7869 | [www.lscr.com](http://www.lscr.com)

Sub-Surface Space 201,000 Square Feet

# Carefree Industrial Park

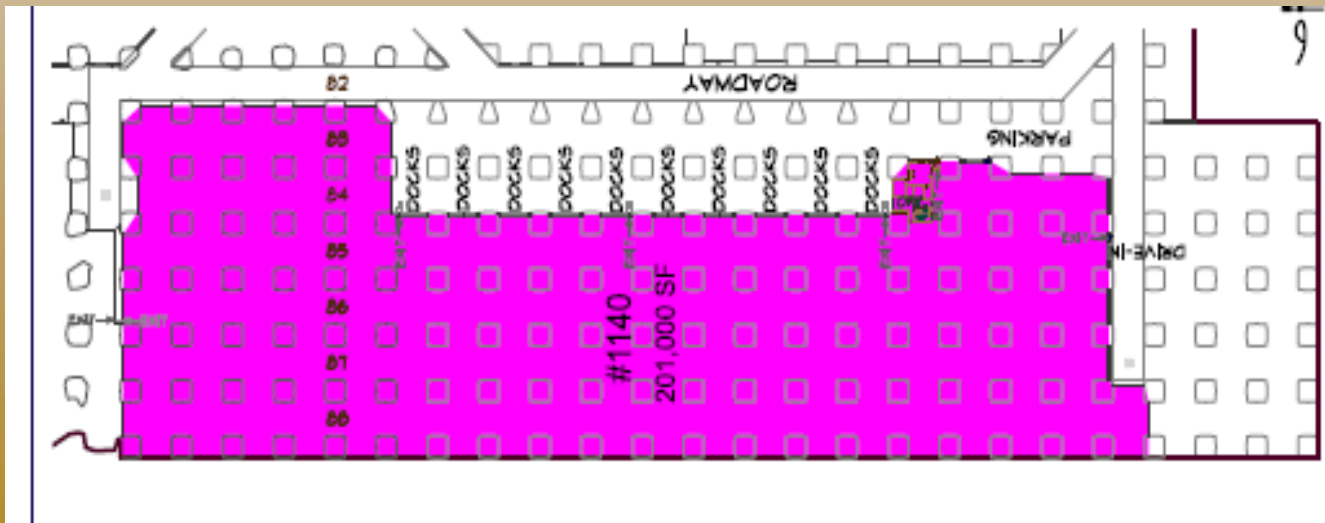
Unit 1140

201,000 Square Feet



20 100 Foot Dock Bays  
70 Degrees Year Round  
2,000sf Office in place  
Available 1st Quarter 2025  
24/7 Manned Security  
No Earnings Tax  
Employee Parking  
Wet Sprinkler System  
Located in Independence, Mo  
Low Lease Rates

Unit 1030 258,000sf



LS COMMERCIAL REAL ESTATE SERVICES, INC

BROKERAGE || MANAGEMENT

**CONTACTS** John Smith Scott Chapin  
smith@lscr.com schapin@lscr.com

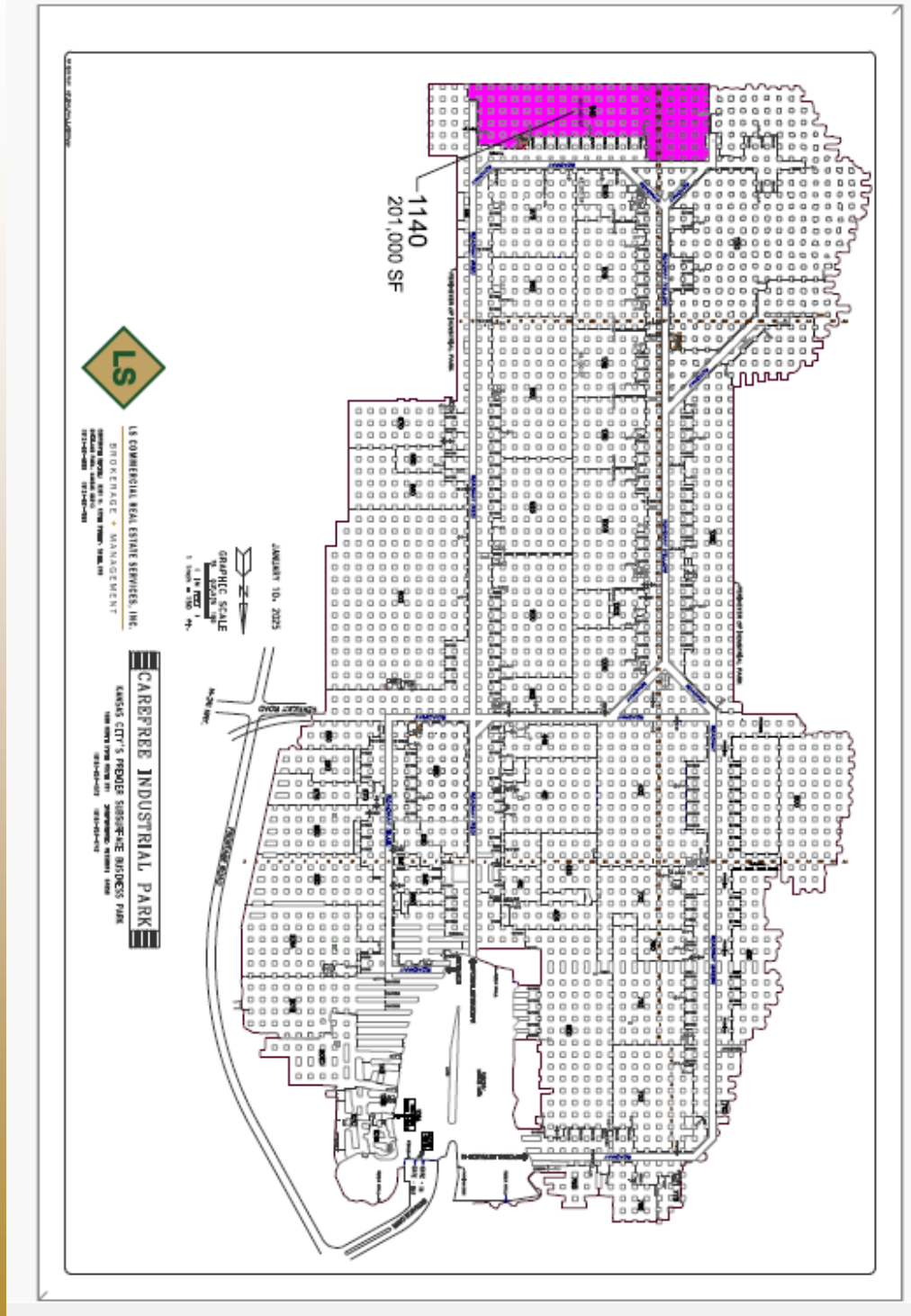
8301 W.125TH STREET | SUITE 210 | OVERLAND PARK, KANSAS 66213  
P 913.681.5888 | F 913.681.7869 | www.lscr.com

# Carefree Industrial Park

Unit 1140

201,000sf

Unit 1140 201,000sf



LS COMMERCIAL REAL ESTATE SERVICES, INC

BROKERAGE || MANAGEMENT

**CONTACTS** John Smith Scott Chapin  
smith@lscr.com schapin@lscr.com

8301 W.125TH STREET | SUITE 210 | OVERLAND PARK, KANSAS 66213  
P 913.681.5888 | F 913.681.7869 | www.lscr.com