



## Property Features

- 8 minutes east of I-470
- 6 minutes south of I-70
- Monument sign visibility on 40-Hwy
- Potential for outside fenced storage

### 1 2309 W 40 Hwy

- ± 2,000 SF Available (± 500 SF office)
- One (1) 10'x10' Drive-in loading door
- ± 7,250 SF paved, fenced and gated outside storage area included

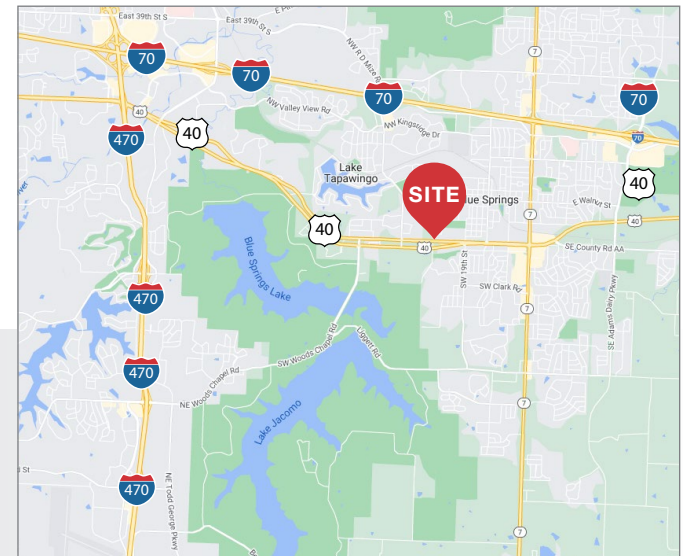
### 2 2309-C W 40 Hwy

- ± 3,000 SF Available (± 525 SF office)
- Two (2) 10'x12' Drive-in loading doors

For more information:

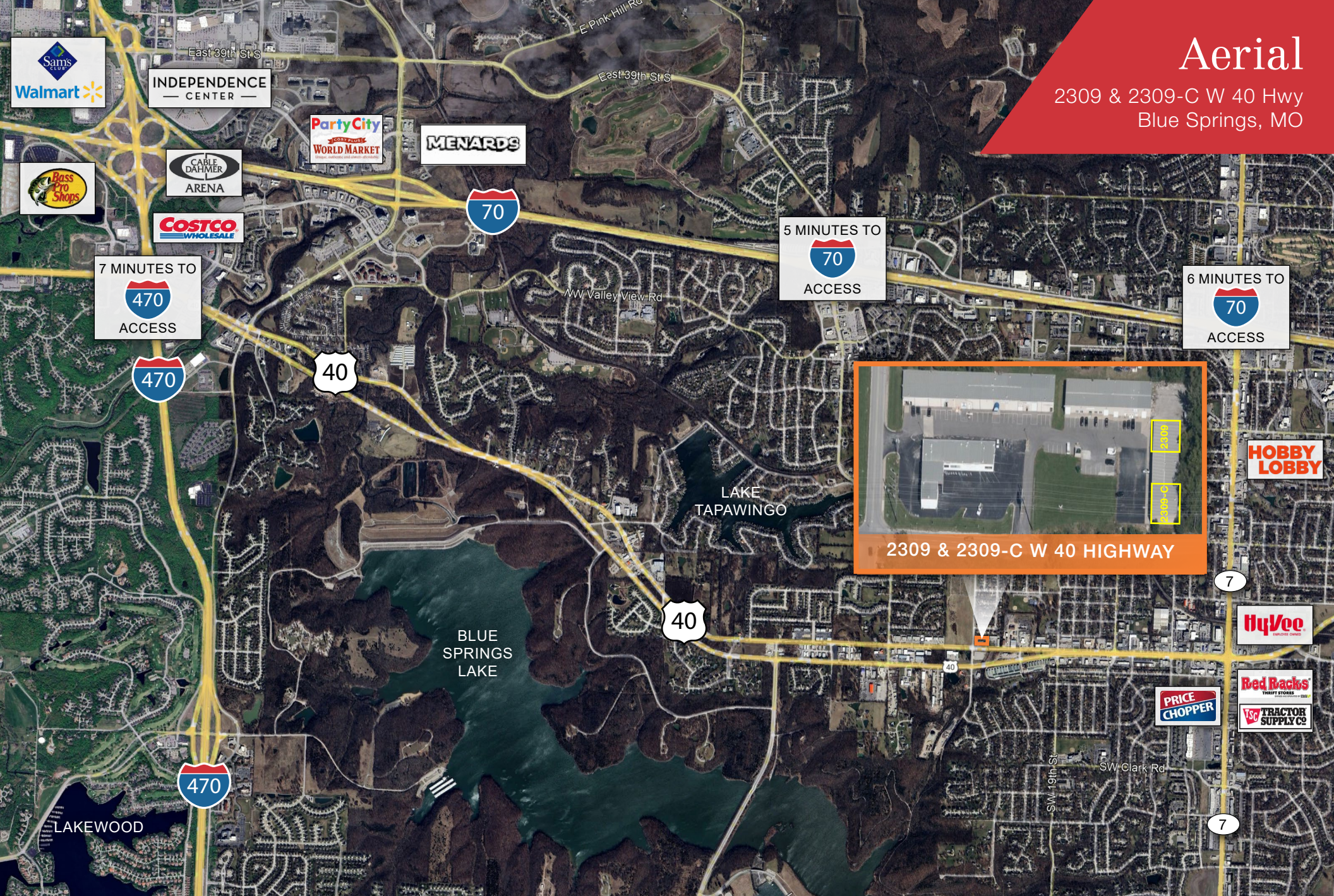
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# Aerial

2309 & 2309-C W 40 Hwy  
Blue Springs, MO



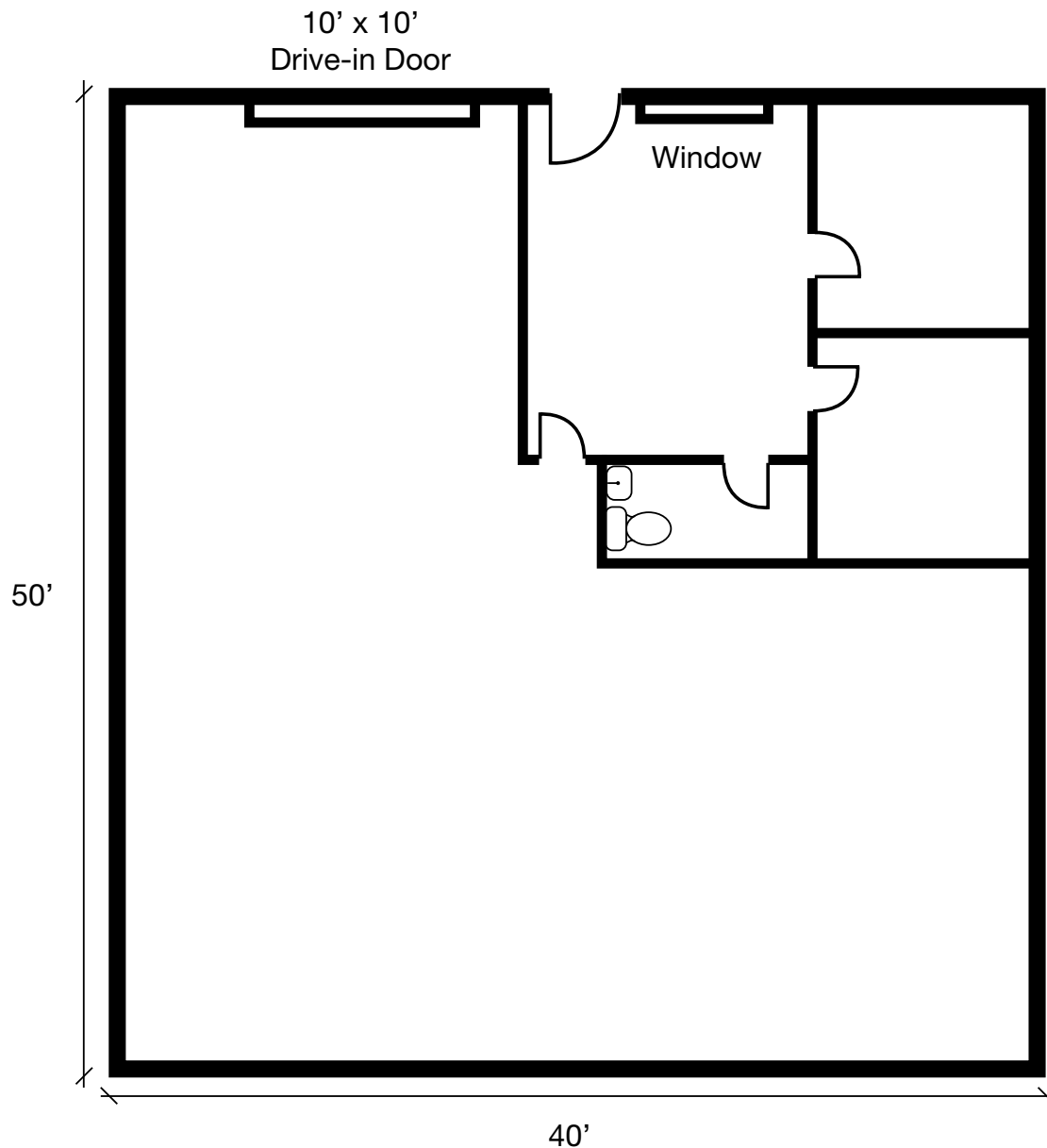
Contact for more information:

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± 2,000 SF

2309 W 40 Hwy | Blue Springs, MO



\*Approximate floor layout



### 2309 W 40 Hwy

- ± 2,000 SF Available (± 500 SF Office)
- One (1) 10' x 10' Drive-in door
- ± 7,250 SF paved, fenced and gated outside storage area included

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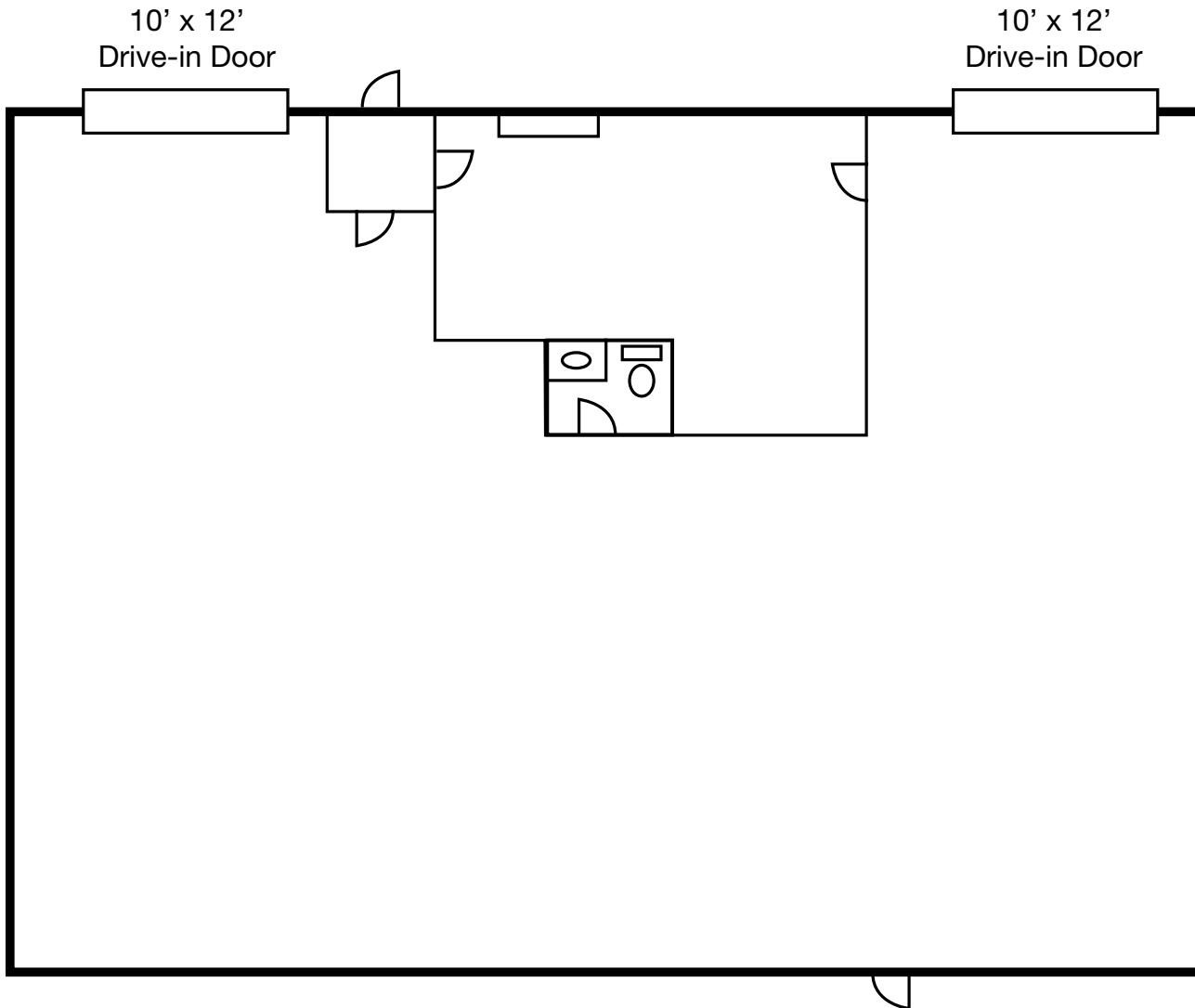
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± 3,000 SF

2309-C W 40 Hwy | Blue Springs, MO



### 2309-C W 40 Hwy

- ± 3,000 SF Available (± 525 SF Office)
- Two (2) 10'W x 12'H Drive-in doors



\*Approximate floor layout