

4234 Washington Ave. Independence, MO 64055

Industrial Building For Lease | \$9.00 / SF + \$3.00 NNN



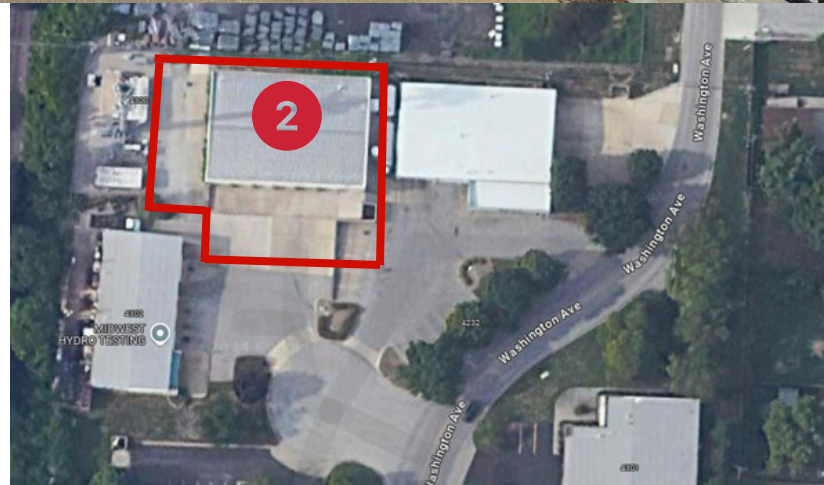
1: 4230 Washington: FULLY LEASED

2: 4234 Washington: 8,150 SF | 1,858 SF Office

- 6 Drive-Ins 12' x 14'

3: 4302 Washington: FULLY LEASED

Zoning is I-1 | Private Location on Cul-De-Sac

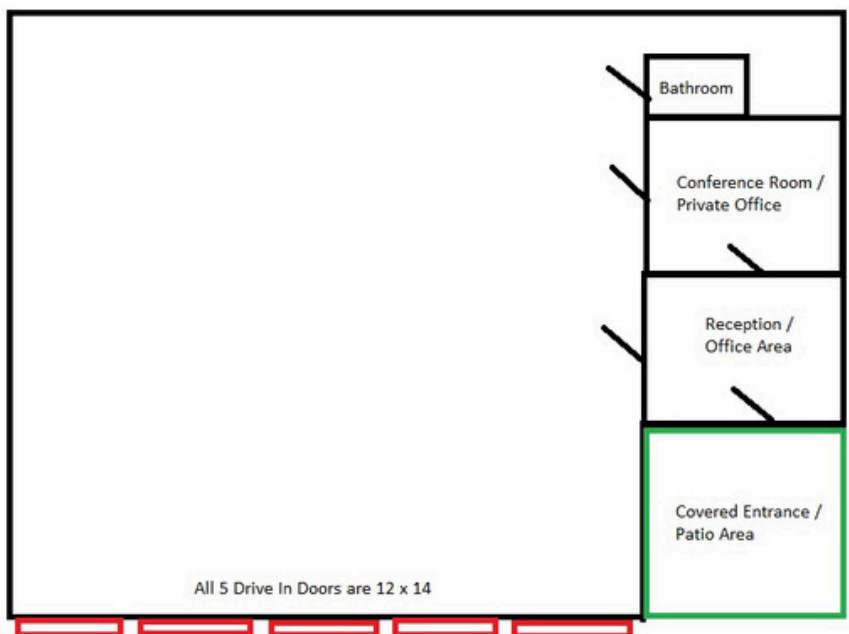


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- Zoning I-1
- Built in 2006
- 1 Restroom
- Office & Warehouse is Fire Sprinkled
- 6 (12' Wide x 14' High) Drive-Ins
- 3 Trench Drains, Oil & Sand Separator
- Warehouse is Clear Span with 14.5' Clear
- Roof Slopes to the Back of the Building
- Heat in Warehouse, A/C in Office Only
- 3-Phase, 600 Amp - 480V Upgrade Available



Building 2 - 4234 Washington Ave. Independence, MO 64055

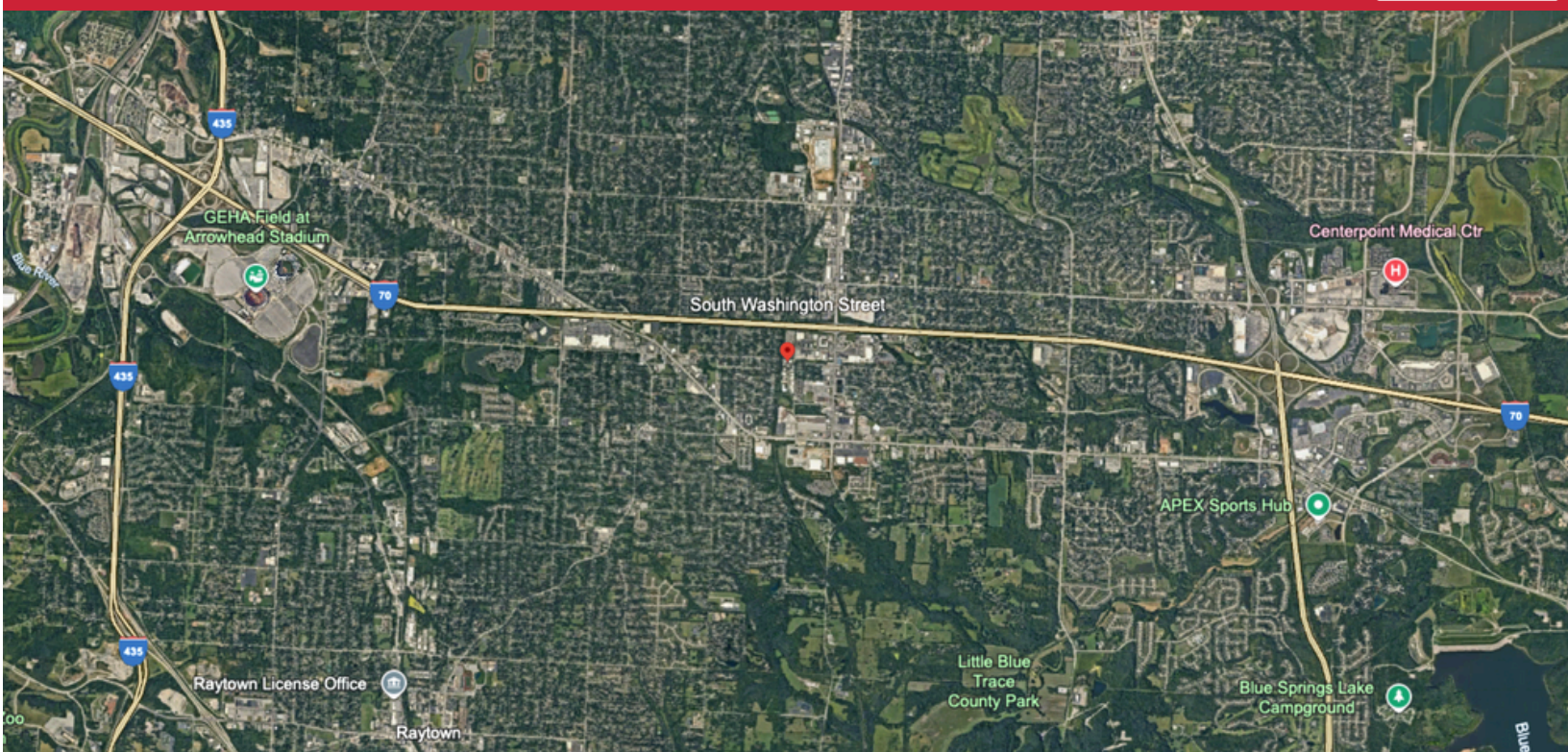
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Easy Access to I-70 & 40 Hwy

Stadiums	5.2 Miles
MCI Airport	34 Miles
Downtown KC	12 Miles

