

# DISTRIBUTION WAREHOUSE

2143 Enterprise Dr. | Independence, KS 67301

FOR SALE/LEASE

Contact Broker



SCAN TO VIEW VIDEO

**SITE SIZE**  
4.656 A±

**BUILDING SIZE**  
23,830 SF (PER COUNTY RECORDS)

**AVAILABLE SF**  
23,830 SF

**ZONING**  
M-2, HEAVY INDUSTRIAL

**CEILING HEIGHT**  
14'-18'

**YEAR BUILT**  
2011, 2012

**CONSTRUCTION**  
METAL ON STEEL

**DOCK DOORS**  
6

**OVERHEAD DOORS**  
MULTIPLE

**PARKING**  
AUTO - 79 SPACES±  
TRUCK - AMPLE

**2023 TAXES (\$3.53/SF)**  
GENERALS: \$84,120.52 SPECIALS: \$0.00

## PROPERTY HIGHLIGHTS

- Distribution warehouse available for purchase or lease in Independence, KS.
- Excellent access to US Highways 75 and 160.
- Multiple, drive-in, overhead and dock doors.
- Good ceiling height.
- Floor drain.
- Heavy power.
- Outside parking/trailer storage.



Offered by: **Grant Tidemann, SIOR**  
316-292-3908 | tidemann@weigand.com

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## INTERIOR PHOTOS



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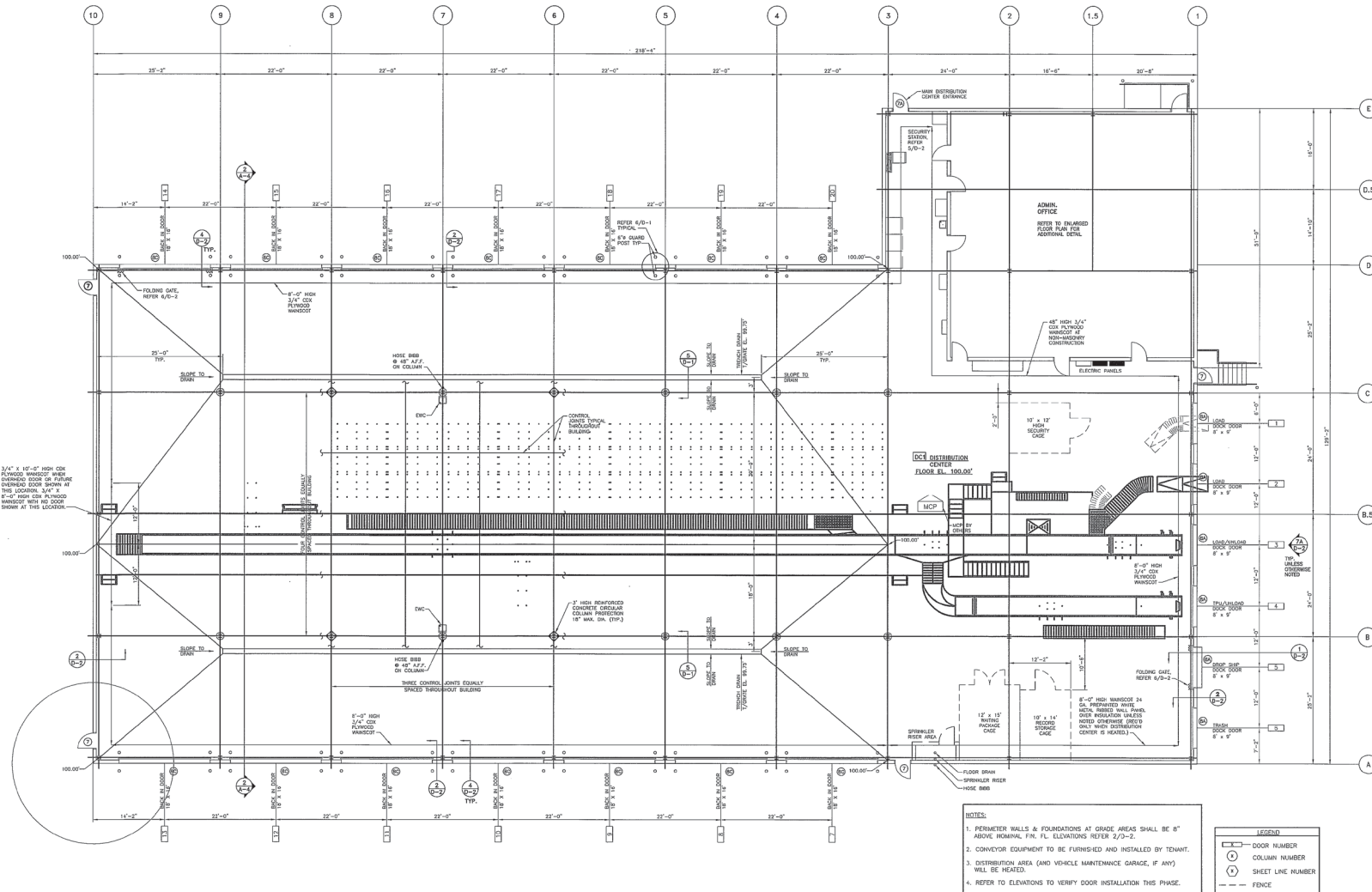
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## OVERALL FLOOR PLAN



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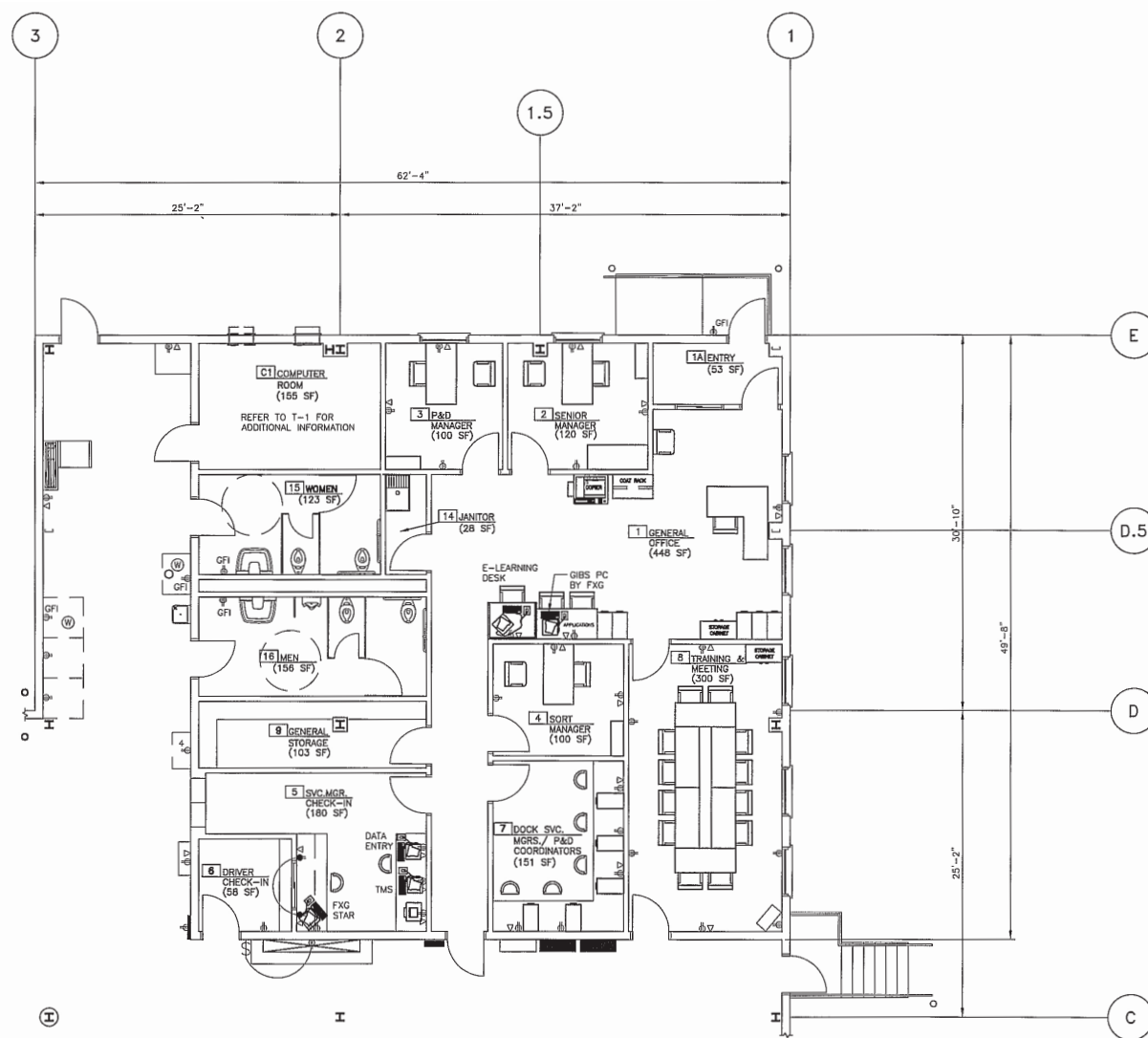
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## OFFICE FLOOR PLAN



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