



Industrial Outdoor Storage Site for Sale and Lease

**920 N ATHERTON ROAD
INDEPENDENCE, MISSOURI**

Property Highlights

- 7.59-acre paved outdoor storage site, 6 (±) acres usable
- Fenced lot with pole lighting and security-gate access
- 4,277 (±) service building with 14' x 12' drive-in door and dock door
- Strategic proximity to major transportation corridors I-70, 291 Highway and 210 Highway
- Zoned I-1 Industrial

Divisibility

- 6 (±) acres available for lease at \$3,000/acre/month, NNN
- 4,277 (±) service building plus 0.59 acres available for lease at \$8.00/sf, NNN

Total

- \$20,851/month, NNN
- Entire site for sale at \$2,500,000

For information, please contact:

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Managing Director

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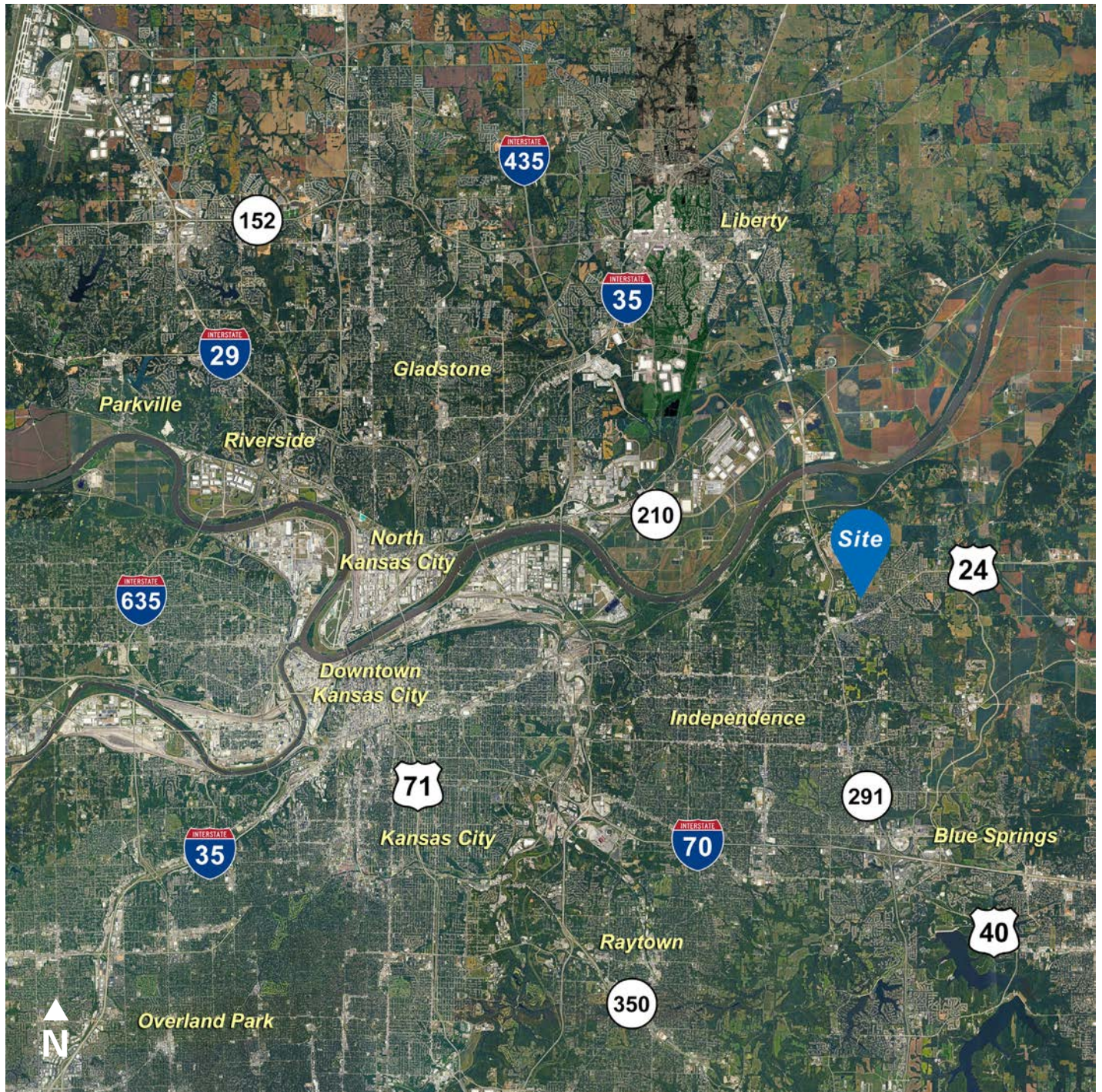
nrmkzimmer.com



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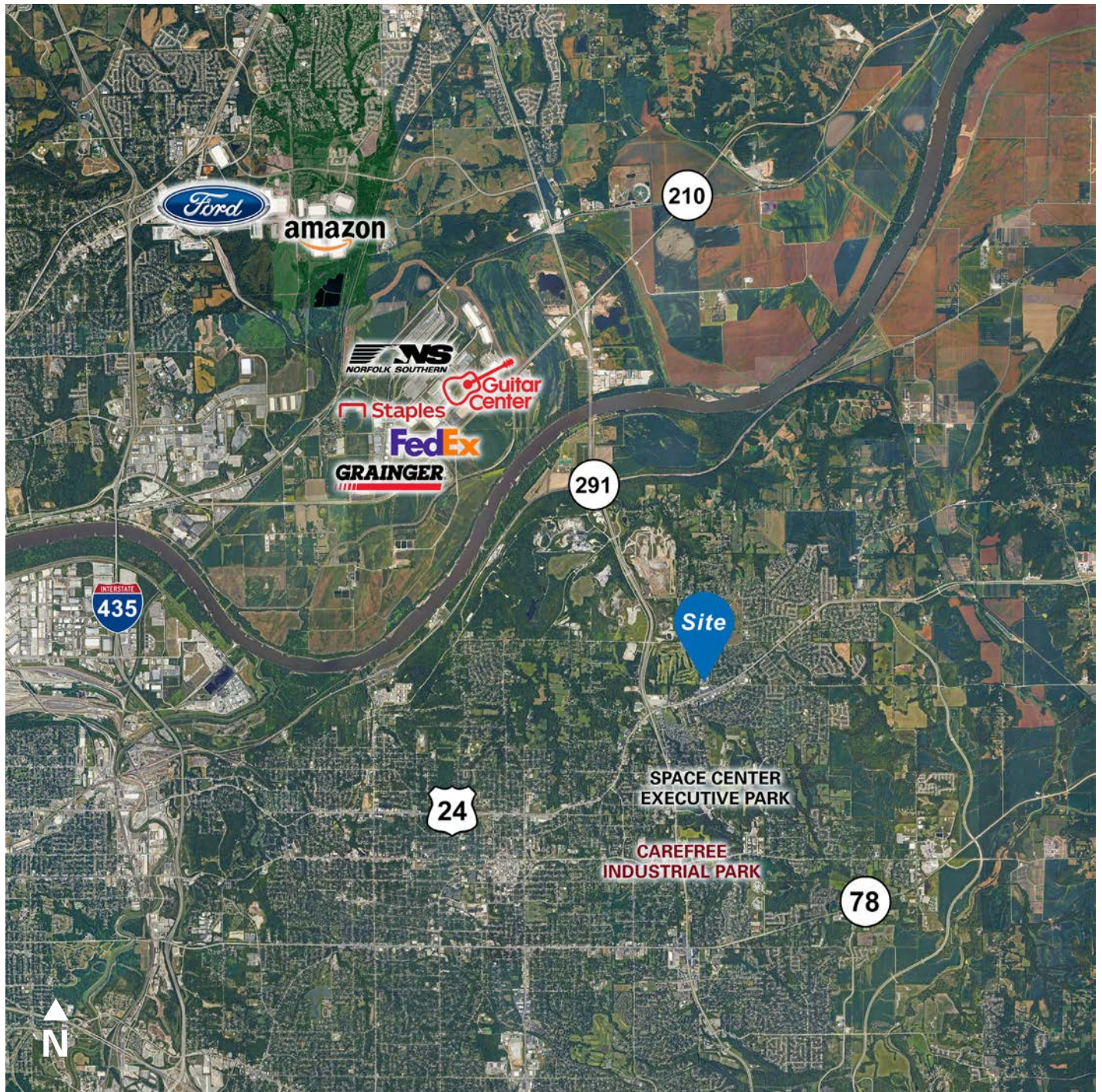
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