

1301 S POWELL RD
INDEPENDENCE, MO 64057

est. 1879

KH

KESSINGER HUNTER
commercial real estate

INDUSTRIAL FOR LEASE | 6,000± SF

9 14' TALL DRIVE-IN DOORS



PROPERTY FEATURES

- Ideal Contractor building
- Outside storage
- 1,200± SF office on two levels
- Drive-in loading
- 5 12' x 14' doors (1 drive-through) – all with electric openers
- 16' – 18' Clear height
- Clear span warehouse
- Two separate 200 Amp, single-phase panels
- I-1 Industrial Zoning

SPACE FEATURES

TOTAL SF	6,000± SF
LEASE RATE	\$8.95 PSF NNN
TAXES	\$17,316.17 (2025)

For more information, please contact:

MATTHEW SEVERNS, SIOR, CCIM
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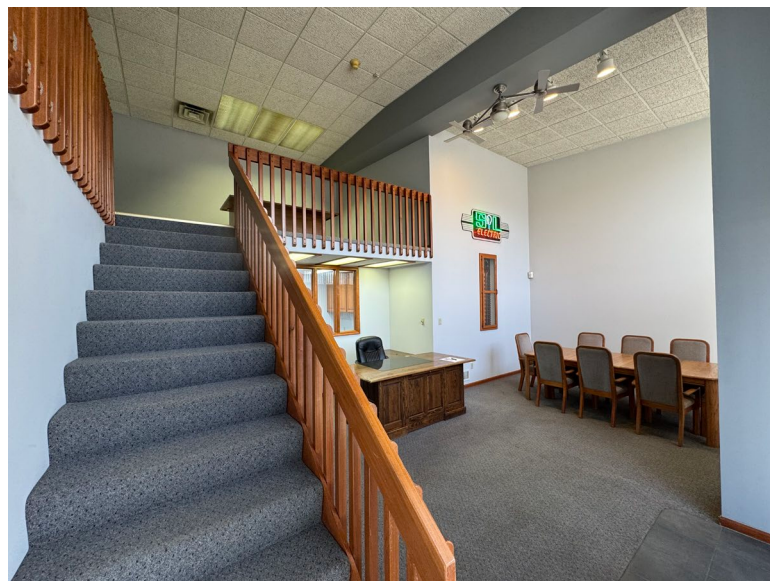
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