

**Warehouse/Service/Flex/Retail**



**Affordable Space Options**

- 3,000 SF Available
- 6,000 SF available in August
- Frontage on US 40 Hwy
- Ample Parking
- Build-to-Suit Office Finish
- Building Signage Available
- Flexible terms
- New Roof Installed March of 2023

**For more information:**

Harry P. Drake, CCIM, CPM  
816.932.5543  
hdrake@blockllc.com

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## Building Specifications

Square Feet Available: Suite 217: 3,000 SF  
Suite 213: 6,000 SF (August 2024)

Total Building Square Feet: 72,000

Ceiling Height: 14'

Loading: Common area covered dock.

Zoning: C-2

Type of Lease: Net

Offering Rate: \$8.50 NNN



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17331-17501 E 40 Highway

Independence, Missouri 64055

For Lease



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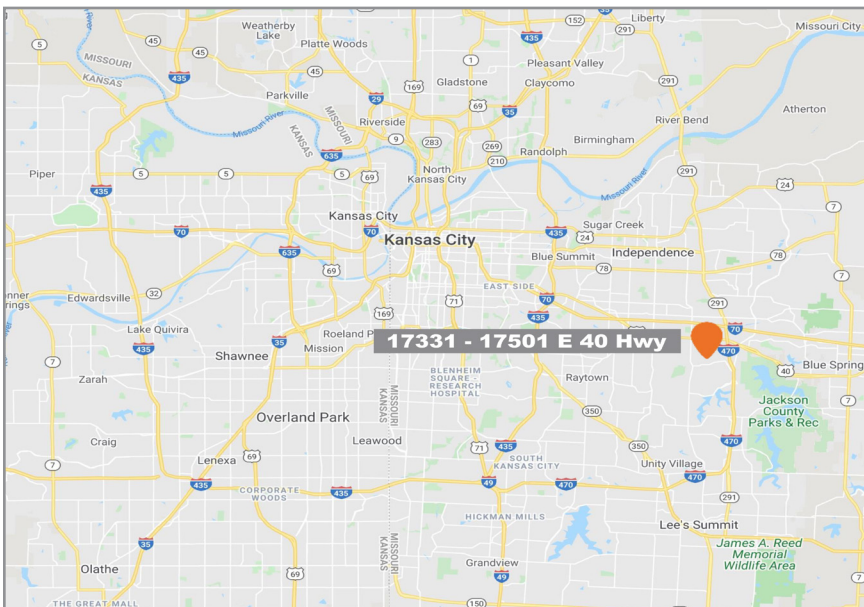
**BLOCK**  
REAL ESTATE SERVICES, LLC



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