

Warehouse/Service/Flex/Retail



Affordable Space Options

- Approximately 3,008 SF Available
- Endcap with Frontage on US 40 Hwy and Highland Drive
- Ample Parking
- Building Signage Available
- 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:	Approximately 3,008 SF
Total Building Square Feet:	72,192
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



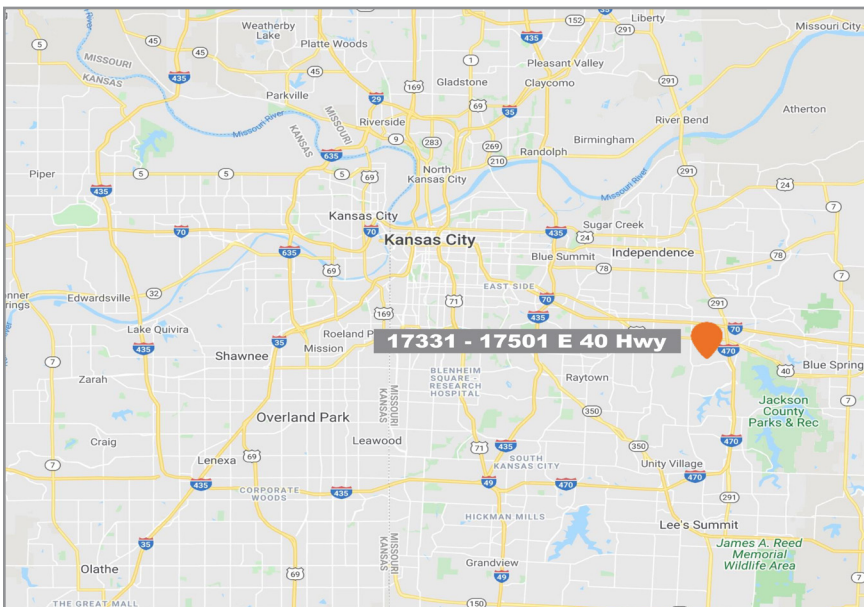
4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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