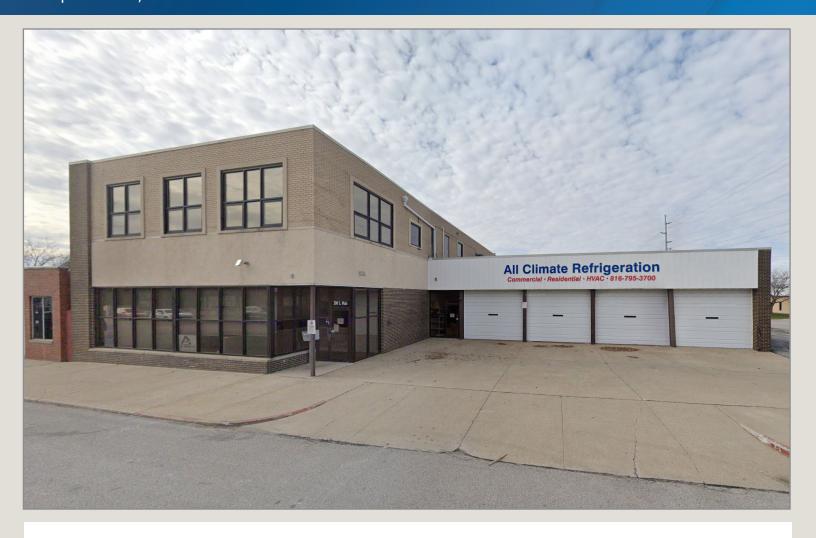
For Lease



Excellent Location!

- +/- 12,748 SF Building On a +/- 0.46 Acre Lot
- Industrial Space with Versatile Two-Story Office/Retail Layout
- Drive-In Loading
- Outdoor Parking and Secure Gated Access
- High Traffic Area in the Heart of Independence

For more information:

Christian Wead 816.412.8472 cwead@blockllc.com

Blaise Gunnerson 816.878.6314 bgunnerson@blockllc.com



300 S Main St.

Independence, Missouri 64050



Building Specifications

Building Size: 12,748 ± SF

Lot Size: 0.46 ± Acres

Year Built: 1970

Loading: 10 Drive-Ins (8 are 12' x 12', 2 are 8' x 10')

Clear Height: 13 ft.

Building Levels: 2

Parking Spaces: 25

Parcel ID: 26-230-30-01-00-0-000

Use Description: Commercial/Industrial (Mixed-Use)

Legal Description: INDEPENDENCE OLD TOWN TH N 122.5 LOT 124

Zoning: C-2

Real Estate Taxes

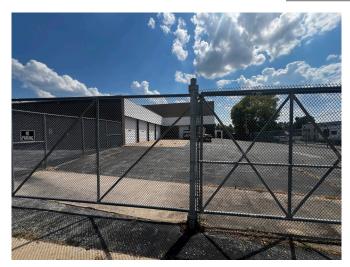
(2024):

\$12,715.26 (1.00 PSF)



For Lease

Property Photos













For Lease





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