

300 South Main Street

Independence, Missouri 64050

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:

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Building Specifications

Building Size:	12,748 ± SF
Office Square Footage:	9,790 ± 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:	26-230-30-01-00-0-00-000
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)

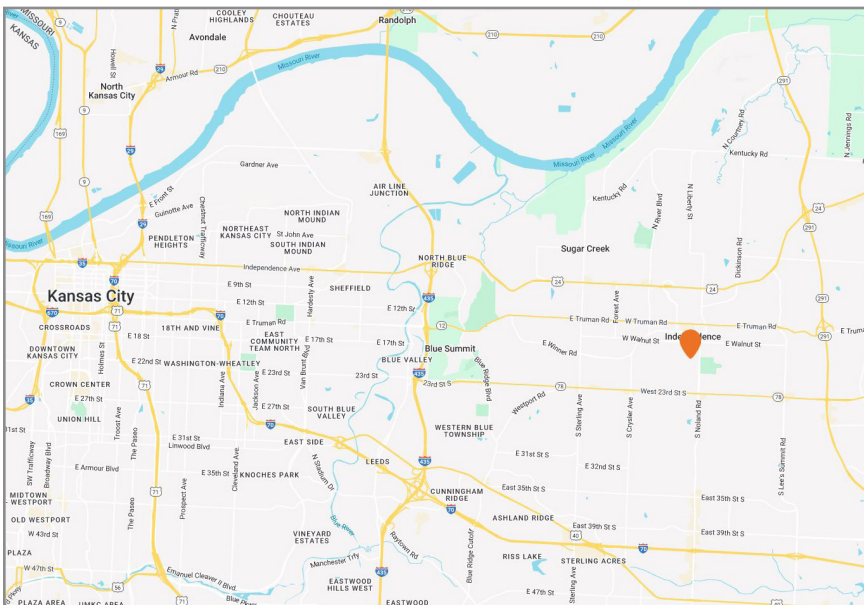
Property Photos



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REAL ESTATE SERVICES, LLC