



Excellent Location!

- ±6,078 SF Building On a ±0.53 Acre Lot
- 2 Drive-In Doors
- Heated Warehouse
- Outdoor Storage Available with Secure Gated Access
- Close Proximity to I-49

For more information:

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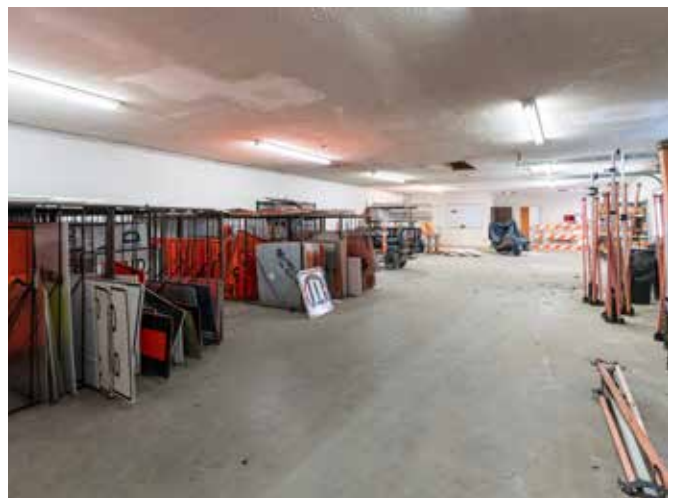
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Building Specifications

Building Size:	±6,078 SF (Includes ±576 SF Office Space)
Lot Size:	±0.53 Acres
Year Built:	1986
Loading:	2 Drive-Ins (10' x 10' and 10' x 8')
Clear Height:	11'9"
Power:	3-Phase 240V
Construction Type:	Steel
Parking:	14 Spaces
Zoning:	M-1
Neighboring Users:	QuikTrip, Hobby Lobby, Paradise Bar & Grill, and more!
Real Estate Taxes (2024):	\$4,544.34 (\$0.75/PSF)
Parcel ID:	05-01-02-400-004-010.000
Legal Description:	LOCUST HILL INDUSTRIAL PARK S158.40' LOT 1

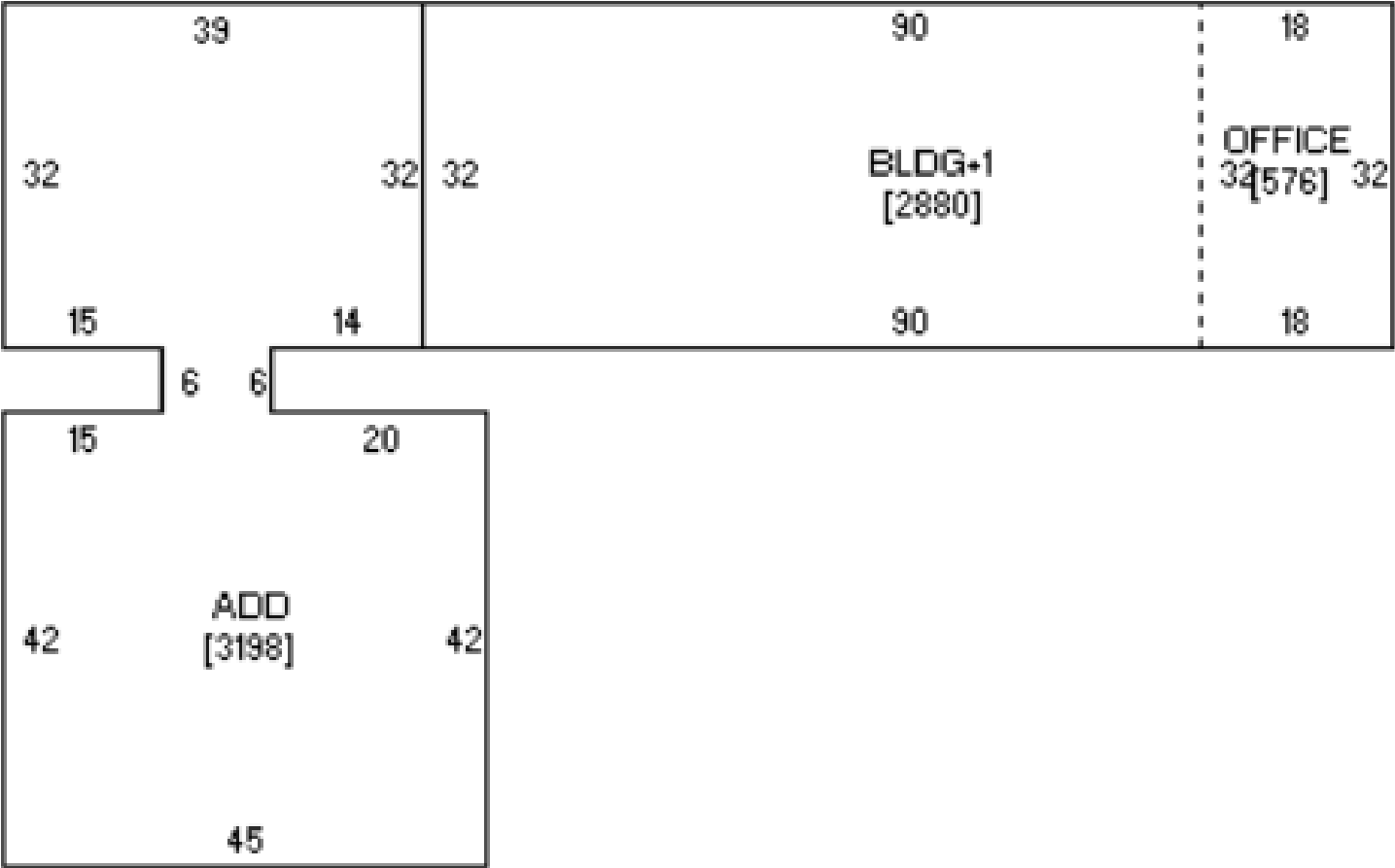
Interior Photos



Exterior Photos



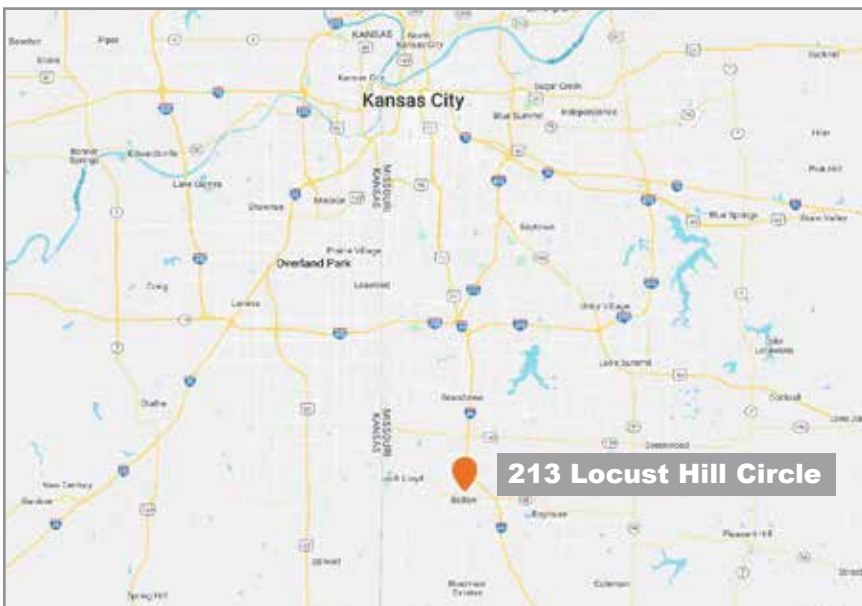
Floor Plan



213 Locust Hill Circle

Belton, MO 64012

For Lease



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