

2341 South Woodland Avenue

Independence, Missouri 64050

For Sale/Lease



### Excellent Owner/User Opportunity!

- ±8,000 SF Industrial/Flex Building + Newly Renovated Mezzanine
- ±1.83 Acres
- 7 Drive-In Doors
- Easy Access to East 23rd Street
- 5 Minutes from Downtown Independence

### For more information:

Christian Wead  
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Blaise Gunnerson  
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Building Specifications

Building Size:	±8,000 Square Feet
Lot Size:	±1.83 Acres
Year Built:	1955, Mezzanine Renovated in 2025
Clear Height:	12' - 16'
Loading:	7 Drive-In Doors 5 - 12' x 12' 2 - 13' x 10'
Stories:	2
Building Count:	2
Zoning:	C-2
Real Estate Taxes (2024):	\$4,617.64 (\$0.58 PSF)
Legal Description:	LUCAS ESTATE SUB---W 250' LOT 6 AND W 250' OF N 54.50' OF LOT 7

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Internal Warehouse Photos





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### Internal Office Photos





Exterior Photos

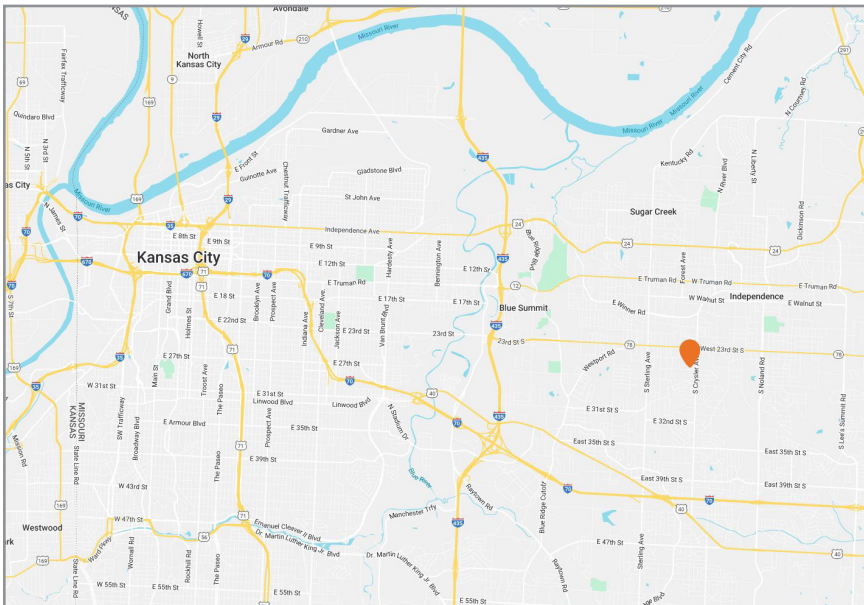
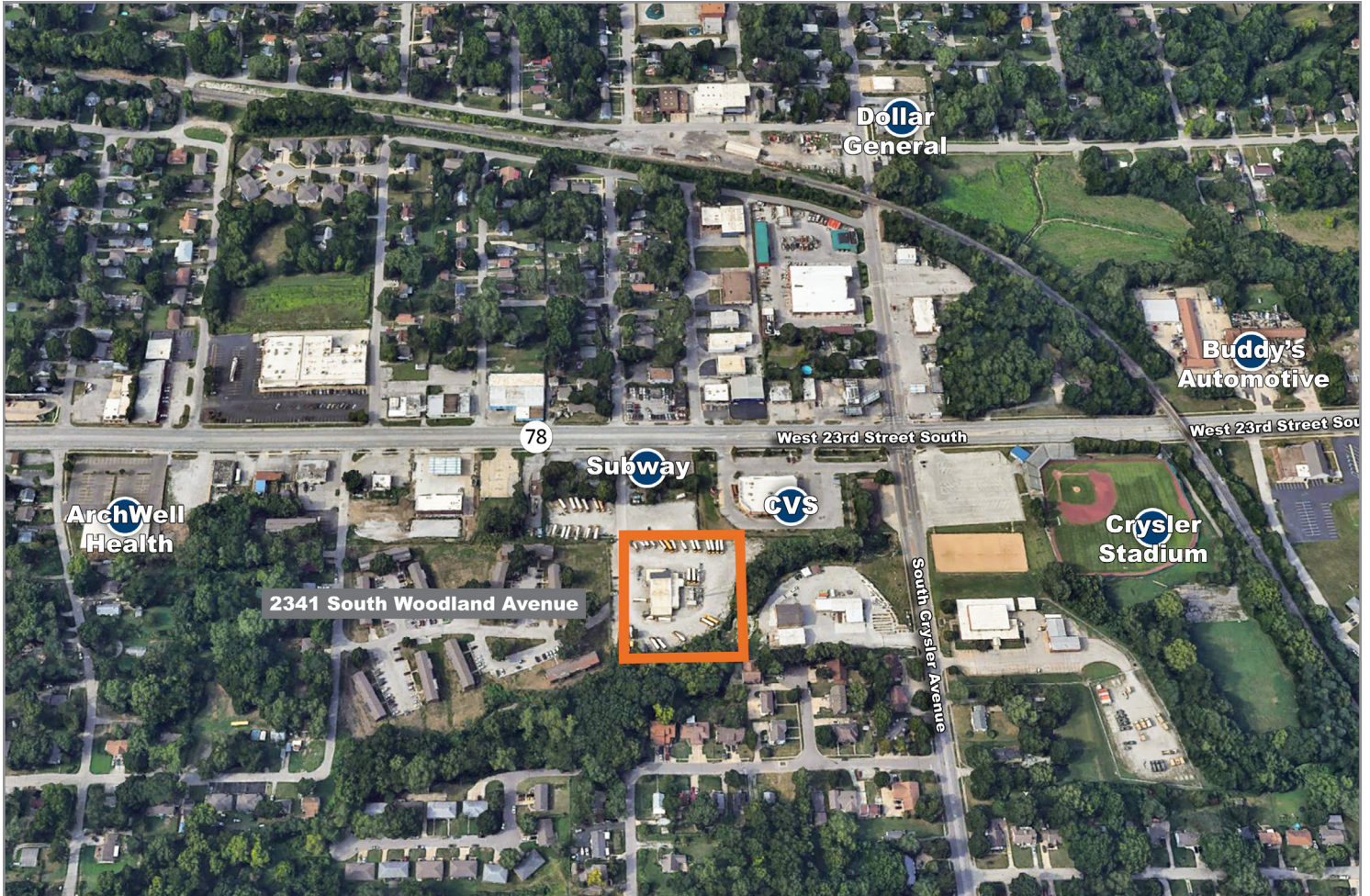




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REAL ESTATE SERVICES, LLC