

For Sale | 9403 E US 40 Hwy, Independence, MO 64055

10,000 SF Truck Maintenance Facility + Single Family Home | 6.91 Acres



\$2,950,000



~6.91 Acres Total | ~4.0 Acres are Usable Gated & Fenced Outdoor Storage
(5) D.I. Doors on Front + (5) D.I. Doors in Back | Door Heights Range 12' to 16'
Office, Mezzanine Break Area, Caged Room, Storage Room, 1 Bathroom
Additional Wooded Acreage Could Be Converted to Usable Ground



Josh Haith
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- (4) Cross Drive-In Bays with a Potential 5th
 - D.I. Door Heights Range from 12' to 16'
- Wet Fire Sprinkler System
- Western Warehouse is 120-240 Single Phase
- Eastern Newer Addition is 120/208 Three Phase
- Single Family Home is 2-Stories & Was Previously Used as Office
- Air Hoses Throughout the Warehouse
- North Parcel is in Independence, South Parcel is in Kansas City, MO
- No Blueprints, Survey, Environmental Currently Available
- Sheet Metal Building
- Zoning is M-1



Back of Building



Back West Lot



Single Family Home



Back East Lot

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Interior Warehouse



Interior Office



Mezzanine



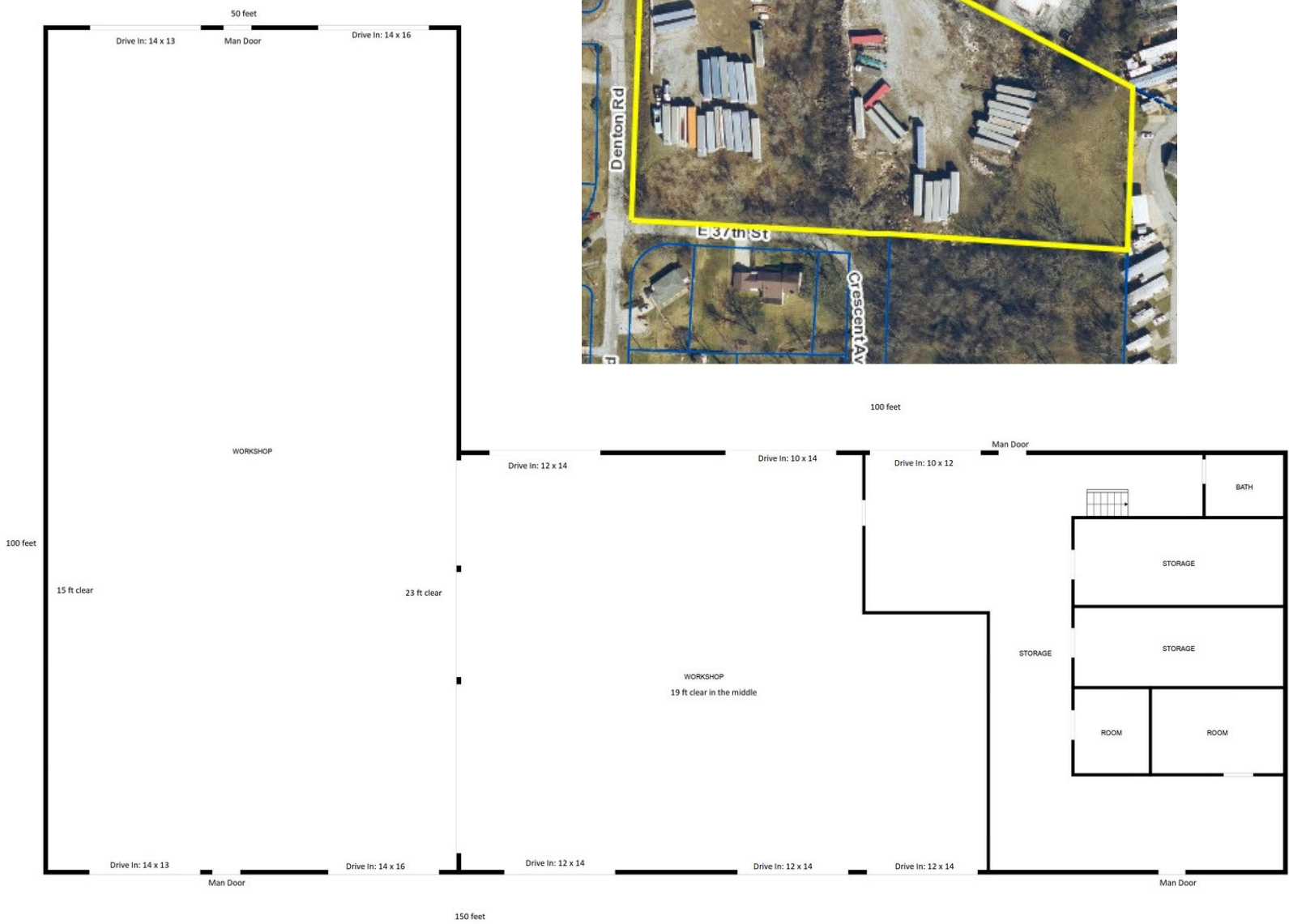
Front of Building

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