

## CAREFREE INDUSTRIAL PARK

### PROPERTY DATA SHEET

|                   |  |
|-------------------|--|
| Property Address: | 1600 N State Route 291                         |
| City / State:     | Independence, MO                               |
| Unit Number:      | 900  |
| Building Size:    | 140,700 Square Feet                            |
| Office Size:      | 2,500 Square Feet of existing office           |
| Parking:          | 25 car   |
| Dock Hi Loading:  | 10 Docks with Dock Seal and Edge of Dock Plate |
| Drive In Loading: | 1 (10' X 12')                                  |
| Electric:         | 480 V / 3 Phase / 200 Amp                      |
| Lighting:         | 8 Foot Fluorescent Lighting Packs              |
| Ceiling Height:   | 16 Feet  |
| Sprinkler:        | Wet System                                     |
| Dehumidifier:     | Two (2) 10-Ton Units                           |
| Lease Term:       | Negotiable                                     |
| Lease Rate:       | \$2.25 PSF (Length of Term May Influence Rate) |
| Lease Type:       | Modified Gross Industrial                      |
| Occupancy:        | Immediate                                      |

Comments: Climate controlled space, large savings on utility costs. Located in Independence, Missouri, which is a pro business community, no E-Tax or Inventory Taxes. Call now for details.

Information furnished regarding property is from sources deemed reliable but in no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sales or lease or withdrawal without notice.