

CAREFREE INDUSTRIAL PARK

PROPERTY DATA SHEET

Property Address:	1600 N State Route 291
City / State:	Independence, MO
Unit Number:	950
Building Size:	158,700 Square Feet
Office Size:	2,500 Square Feet
Parking:	35 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:	One (1) 10-Ton Units
Lease Term:	Negotiable
Lease Rate:	\$1.95 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.