

## CAREFREE INDUSTRIAL PARK

### PROPERTY DATA SHEET

Property Address:	1600 N State Route 291
City / State:	Independence, MO
Unit Number:	965
Building Size:	71,400 Square Feet
Office Size:	Build-To-Suit
Parking:	18 car
Dock Hi Loading:	4 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:	\$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.

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