

21101 E Route 78
INDEPENDENCE, MISSOURI 64057

est. 1879

KH

KESSINGER HUNTER
commercial real estate

OFFICE & SERVICE BUILDING FACILITY WITH OUTSIDE STORAGE



FEATURES

- Great contractor facility
- Shop building: 5 bays/drive-in doors
- One 12' x 11.5' drive-in with wash bay
- Four 10' x 11.5' drive-in doors
- 14' clear height
- Additional storage space in office basement (not in footprint)
- CALL FOR RATES



FOR MORE INFORMATION, PLEASE CONTACT:

Kurt Jensen
Industrial Brokerage
816.936.8508
kjensen@kessingerhunter.com

Matthew Severns, SIOR, CCIM
Industrial Brokerage
816.936.8543
mseverns@kessingerhunter.com

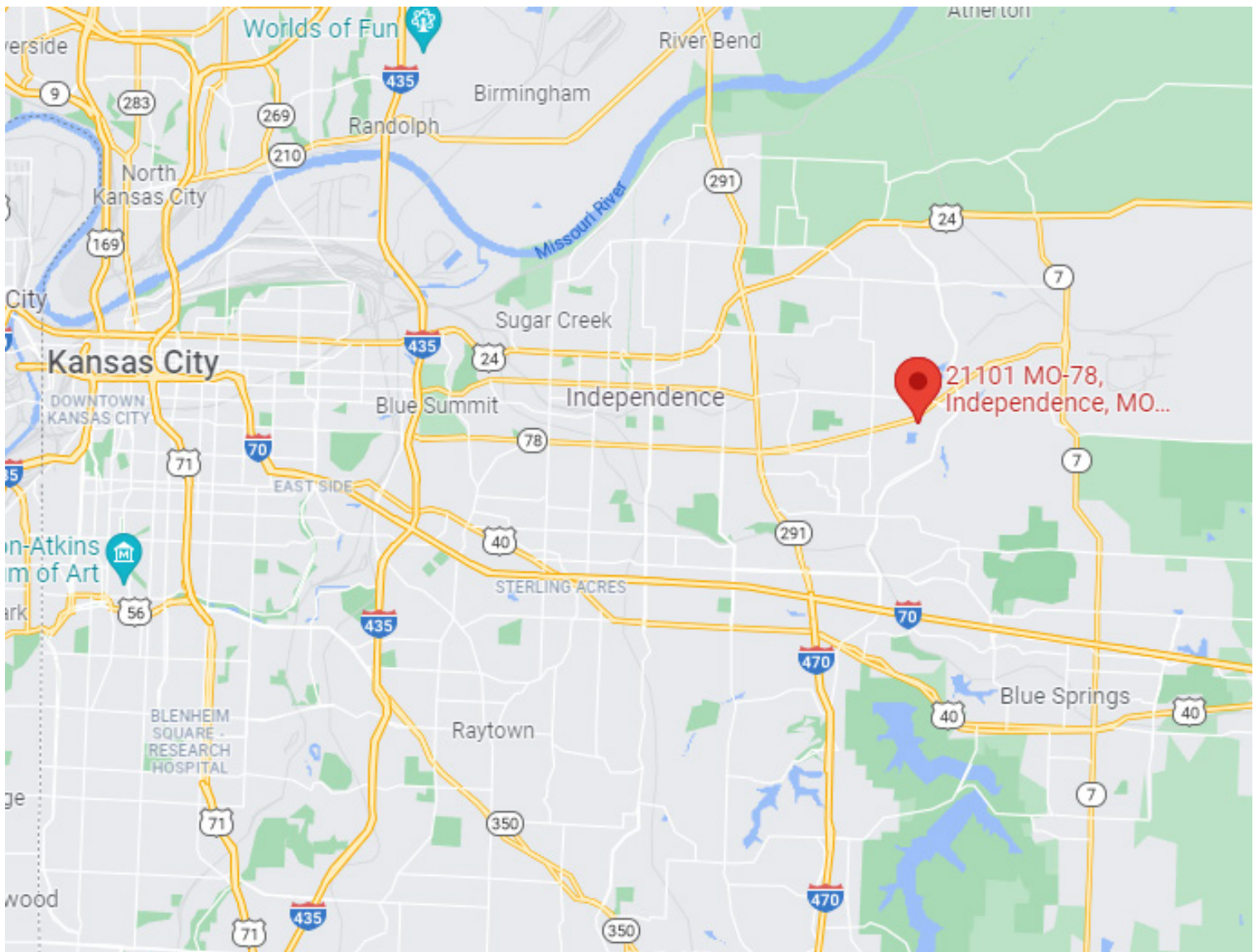
KESSINGER HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
(816) 842-2690
kessingerhunter.com



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MAIN BUILDING SIZE	7,191± SF, two-story main office with full basement
MULTI-VEHICLE GARAGE	3,874± SF
OFFICE BUILDING	1,533± SF
SURPLUS LAND AREA	37.66± Acres
UTILITIES:	
WATER	City of Independence
SEWER	City of Independence
STORM	City of Independence
POWER	Independence Power & Light
GAS	Spire Energy
PHONE	AT&T
INTERNET/CATV	Comcast
PARKING:	23 striped spaces outside of the main administration building and the remainder is open parking.



AERIAL



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