

For Sale

\$250,000

**9400 E Wilson Rd,
Independence, Missouri
64053, United States**



- Two buildings on 0.36 acres, with a fenced back alley
- Building 1: 4,000 SF, featuring a 10'x10' drive in door, bonus basement storage with its own drive in door on the back of the building, plus a private office and restroom
- Building 2: 2,585 SF two 10'x10' drive-in doors, a mezzanine for extra storage, and a shed in back for additional storage
- Roof: Half of Building 1's TPO roof has been replaced
- Perfect For Auto Mechanic or Contractor

CONTACT

David Gunter

dgunter@Haith.com

(913) 265-8029

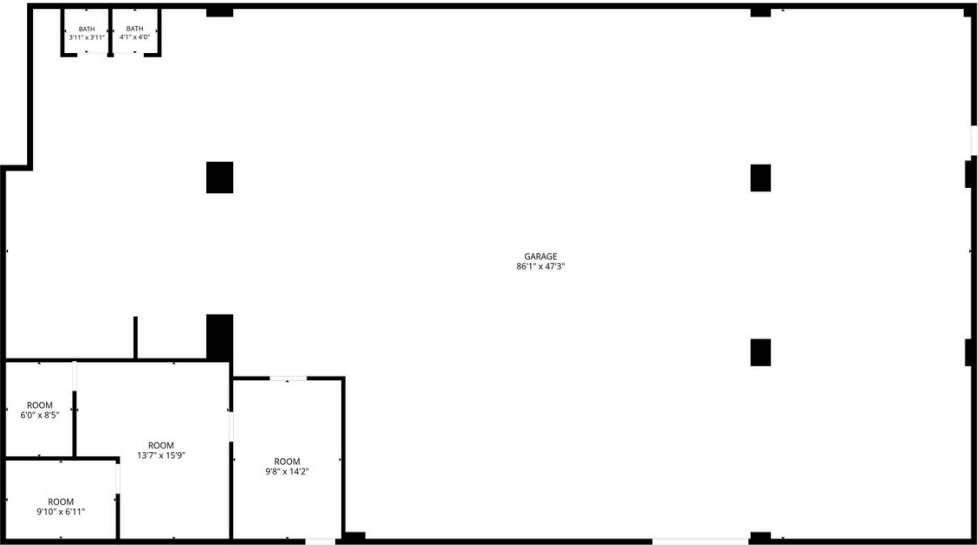
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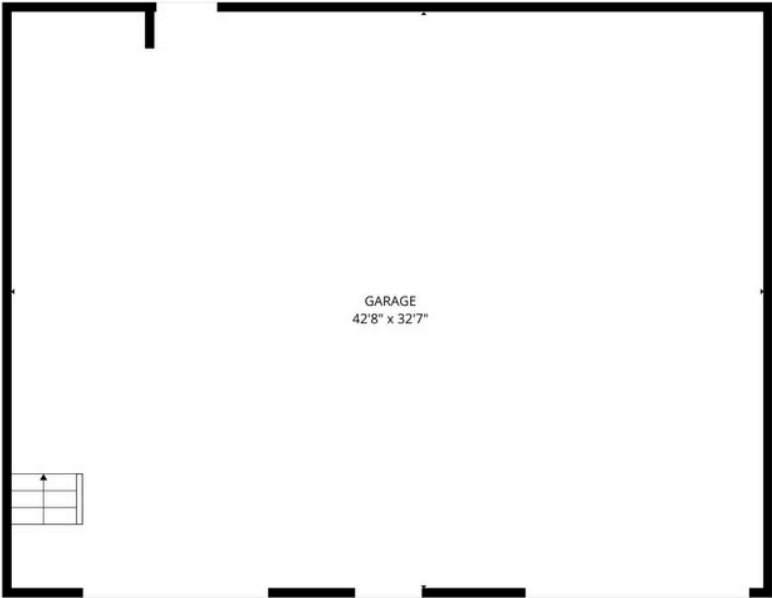
ABOUT THE PROPERTY

Floorplan

Building 1



Building 2



THE TOUR

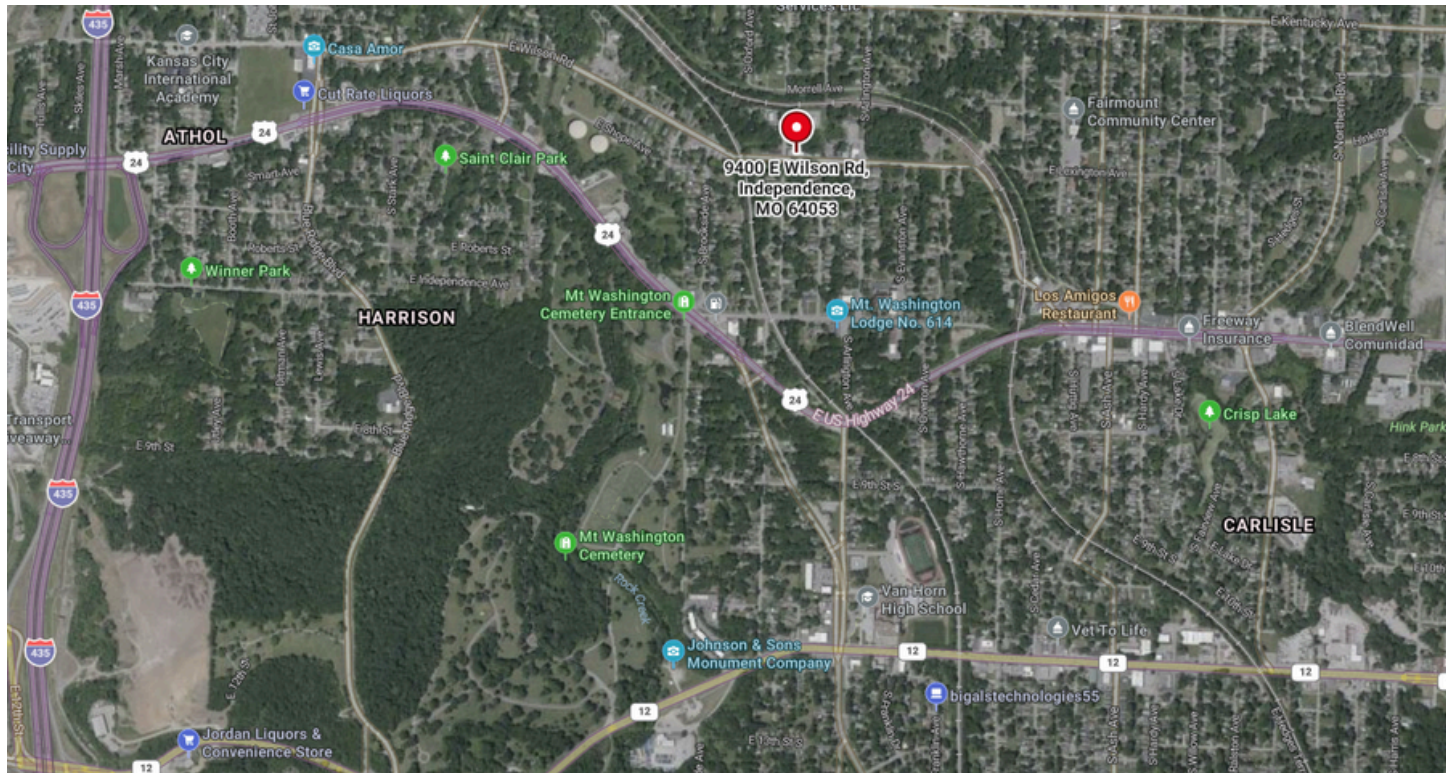
Property Photos



THE LOCATION

Location

Located at 9400 E Wilson Road in Independence, Missouri, this industrial property sits within an established industrial corridor east of Kansas City, offering convenient access to the region's major transportation routes. The site benefits from proximity to I-70 and I-435, connecting tenants and users to the broader Kansas City metro, regional distribution networks, and surrounding commercial and industrial neighbors in eastern Jackson County.



CONNECT

Contact Our Team

Request the due diligence package, schedule a walk, or discuss terms.



PRINCIPAL BROKER

Josh Haith

Josh@Haith.com

O: (913) 888-3456



Vice President - Brokerage

David Gunter

David@Haith.com

M: (913) 265-8029



11415 W 87th Terrace,
Overland Park, KS 66214
(913) 888-3456
Haith.com