

# Carefree Industrial Park

## FOR LEASE Unit 201 A 133,026sf

FOR LEASE Sub-Surface Space 68,100 Square Feet



LS COMMERCIAL REAL ESTATE SERVICES, INC

BROKERAGE | MANAGEMENT

CONTACTS **John Smith - Scott Chapin**  
smith@lscr.com Licausi@lscr.com schapin@lscr.com

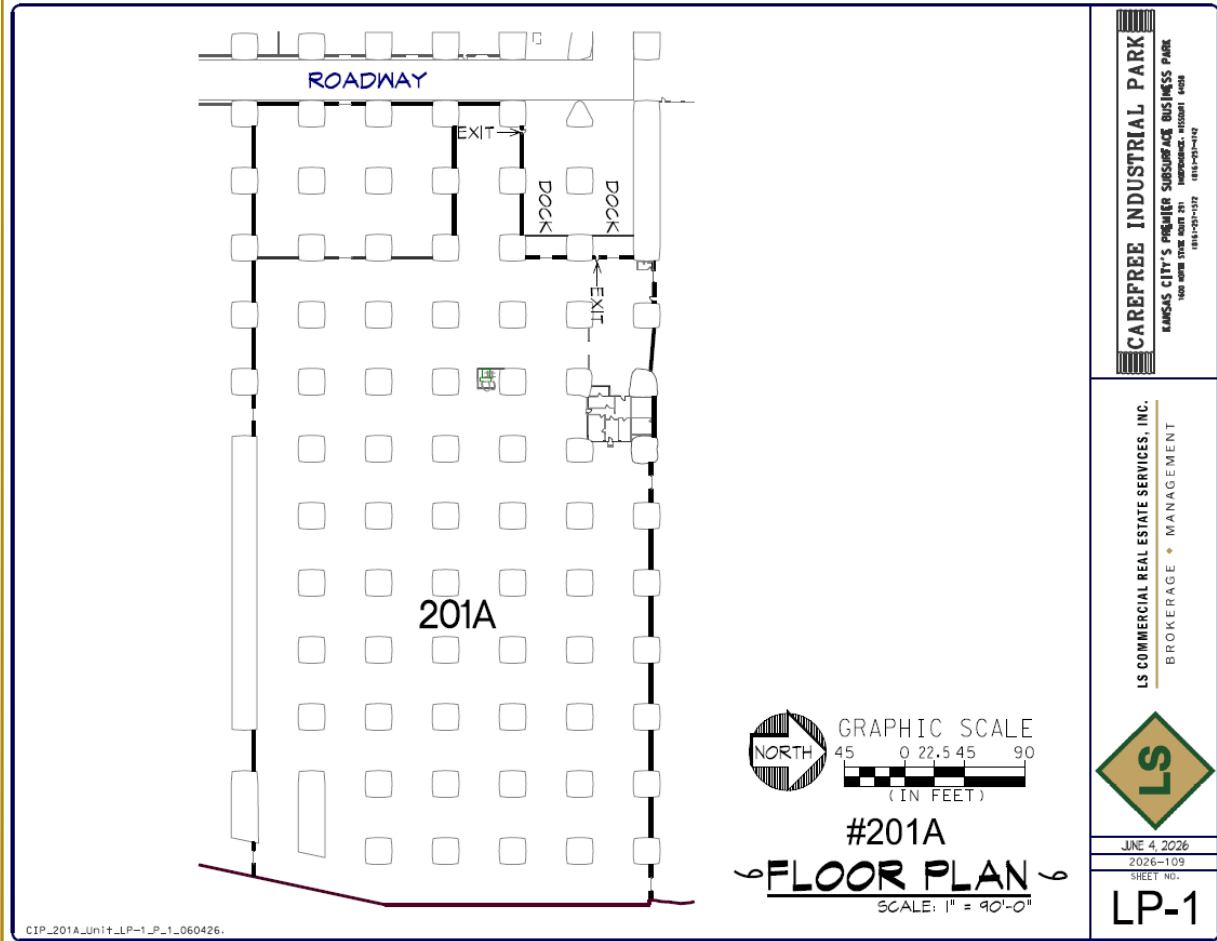
8301 W.125TH STREET | SUITE 210 | OVERLAND PARK, KANSAS 66213  
P 913.681.5888 | F 913.681.7869 | www.lscr.com

# Carefree Industrial Park

## Unit 201A

133,026 Square Feet

[www.carefreeindustrialpark.com](http://www.carefreeindustrialpark.com)



Sub-Surface Space 133,026 Square Feet 201 A

Close to Major Highways, MO. 291, I-70, I-435

### Amenities

- |                       |                         |                     |
|-----------------------|-------------------------|---------------------|
| 16' Clear Height      | Close to Major Highways | 4 Dock Bays         |
| 70 Degrees Year Round | Finished Office Space   | 1 Drive In Doors    |
| Wet Sprinkler System  | Ready to Occupy         | 24/7 Gated Security |



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## Unit 201 A

Carefree Industrial Park Unit 201 A



### Building Profile

Unit Number:	201A
Address:	1600 North 291 Highway Sugar Creek, Mo. 64056
Building Size:	133,026 Square Feet
Office Size:	600 +/- Square Feet
Ceiling Height:	14.4 feet
Dock Hi Loading:	4 Doors
Drive In Loading:	1 Door
Sprinkler:	Wet System
Parking:	15 dedicated vehicle spaces plus use of the public parking area.
Building Floor:	Concrete
Building Walls:	Concrete Block
Electricity:	3 Phase / 480V / 400 AMP
Dehumidification Equipment:	One (1) Ten Ton Unit
Warehouse Lighting:	2 bulb – 8 foot – fluorescent fixtures
Utilities:	
Electric:	Evergy
Water:	City of Independence
Gas:	None
Sewer:	Little Blue Valley Sewer District
Lease Rate:	\$2.95 psf
Lease Structure:	Modified Gross Industrial (no CAM Charge)
Foreign Trade Zone (FTZ):	Carefree Industrial Park is one of the largest foreign trade zone designated sites in the KC metro area. Tenants within the park can utilize the FTZ for duty deferral of imported goods.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it, and same is subject to change without prior notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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