



LAKE CITY BUSINESS CENTER

... the All American choice ...

Manufacturing Building

62,745 Square Feet

GENERAL DESCRIPTION: Large industrial building with sound infrastructure. Suited for heavy manufacturing, assembly, service related or other businesses requiring secure space.



Can be Subdivided

**BUSINESS ASSISTANCE
INCENTIVES ARE AVAILABLE
FOR THIS BUILDING**

Location: E Buckner Rd, Independence MO



Ample Electric:

- 110 volt services;
- 220 volt services;
- 440 volt services

Natural Gas:

- 8" transmission / 3" distribution

Water & Sewer Services at Industrial Standards

Grounds Maintenance:

- All roads, grass and common areas

Security:

- 24-hour per day / 7 days per week

Zoning:

- M-2 Heavy Industrial

Floor Thickness:

- 6" reinforced concrete

Sprinkler System: Wet system throughout

Ceiling Height: 14' Clear/22' in the monitor bays (center)

Truck Loading:

- 4 docks
- 14' door / ramp access

