



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

