



LAKE CITY BUSINESS CENTER

The All American choice. . .

Warehouse/Manufacturing Building

74,000 Square Feet



Can be Subdivided

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

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; 6" distribution @ 40psi

Water & Sewer Services at Industrial Standards

Grounds Maintenance:

All roads, grass and common areas

Security:

24-hour per day / 7 days per week

Subdivision Available

Zoning:

M-2 Heavy Industrial

Floor Thickness:

6" reinforced concrete

Sprinkler System: Dry system

Ceiling Height: 14' Clear

Truck Loading:

2 docks with 9' x 10' doors

1 doc with 8' x 10' door.

All dock high w/levelers

