



LAKE CITY BUSINESS CENTER

The All American choice. . .

Warehouse Building

84,000 Square Feet



Can be Subdivided

GENERAL DESCRIPTION: Large industrial building with sound infrastructure. Suited for office use, light manufacturing, warehousing service related or other businesses requiring secure 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:

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

Zoning:

M-2 Heavy Industrial

Floor Thickness:

6" reinforced concrete

Sprinkler System: Wet system throughout

Ceiling Height: 16' Clear

Truck Loading:

6 docks with 10' x 10' doors

1 doc with 12' x 13' door w/levelers

Subdivision Available

