

I-70 & LITTLE BLUE PARKWAY

INDEPENDENCE, MO



±20.89 ACRES FOR SALE

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

±20.89 acres near I-70 & Little Blue Parkway

Master Planned for Industrial

Shovel ready - all utilities to site

Level site

Heavy power to site

Potential to be rail served

Sale Price: \$3,185,000 (\$3.50/SF)



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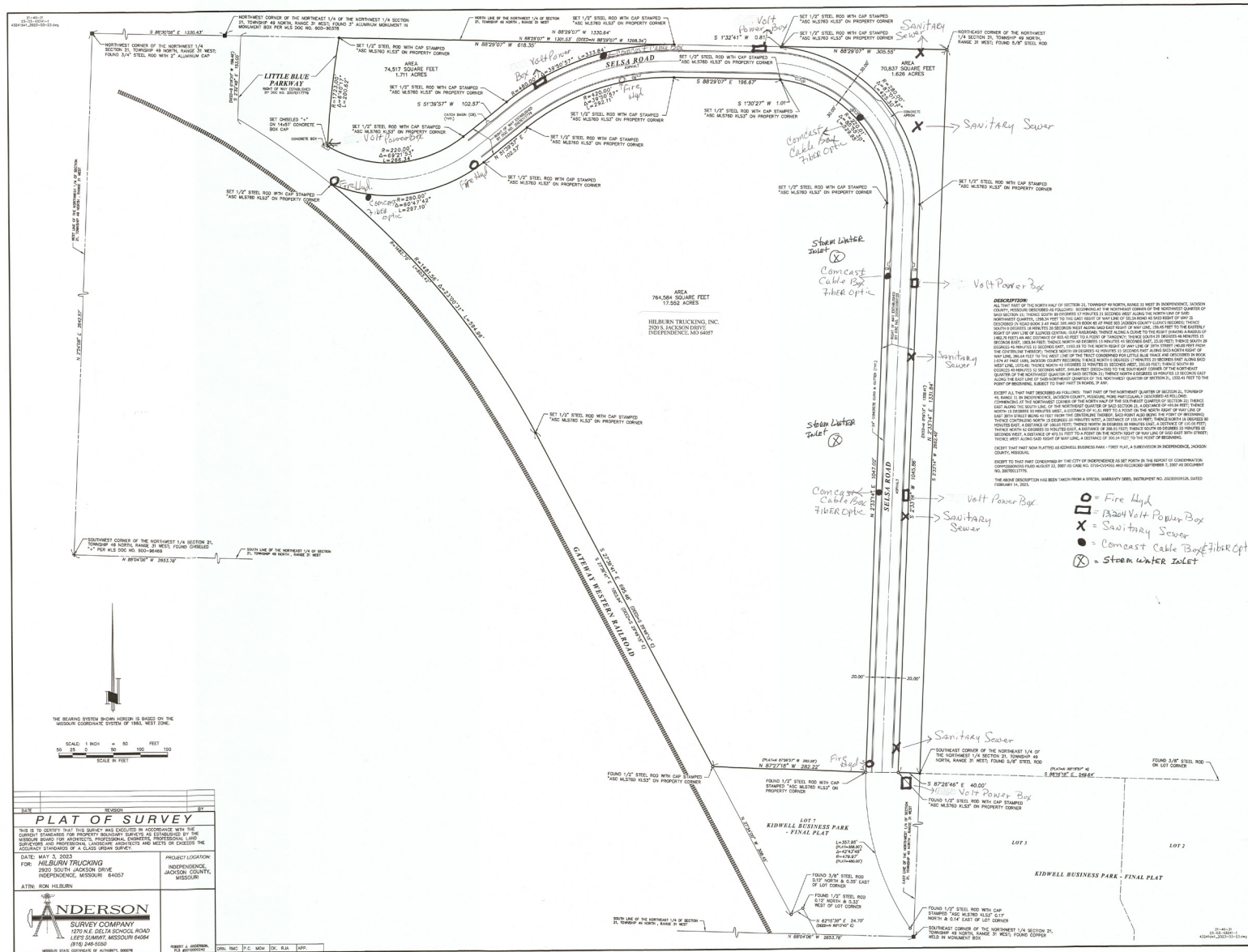
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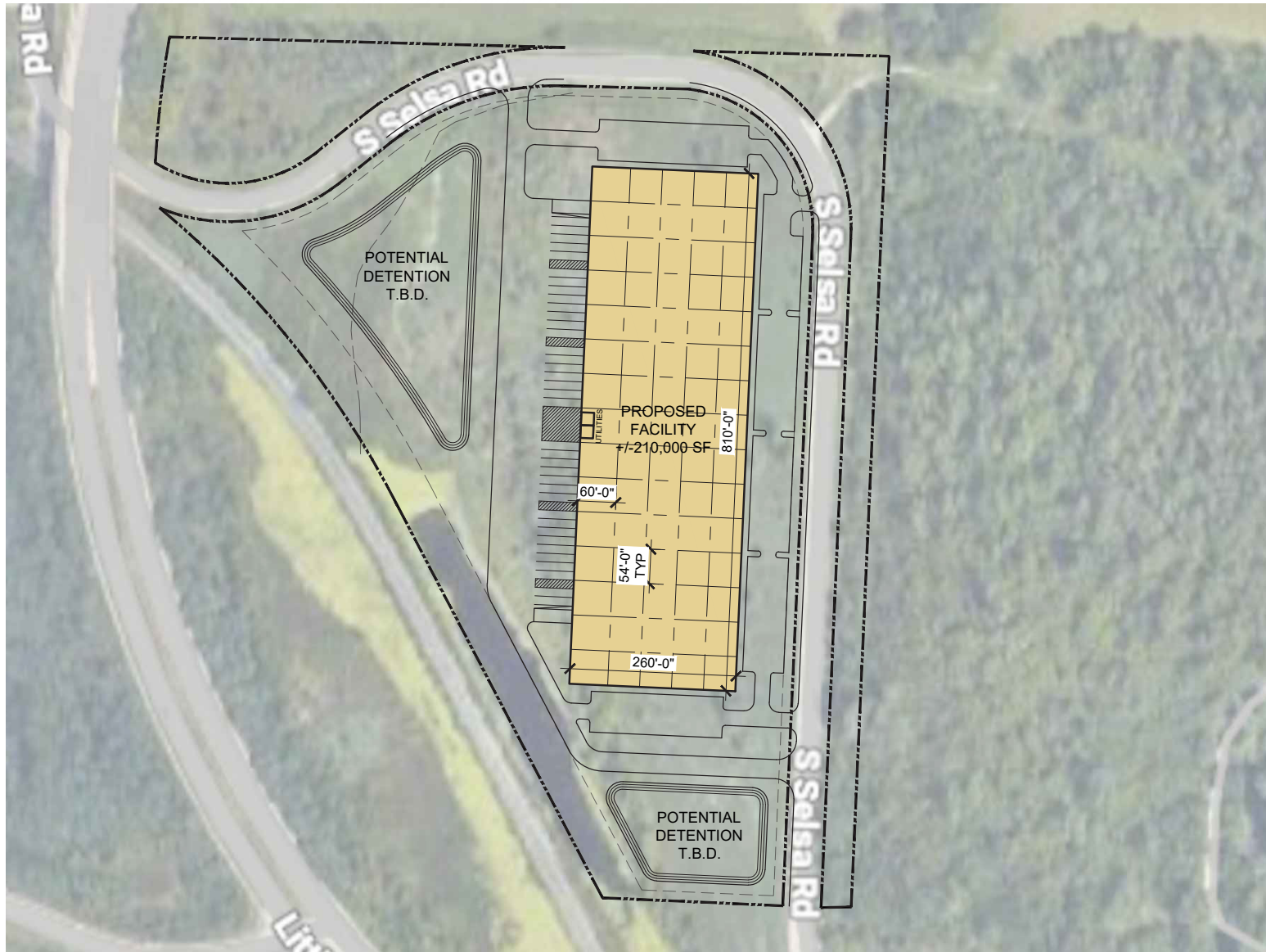
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SURVEY



CONCEPTUAL SITE PLAN



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PROPERTY PHOTO



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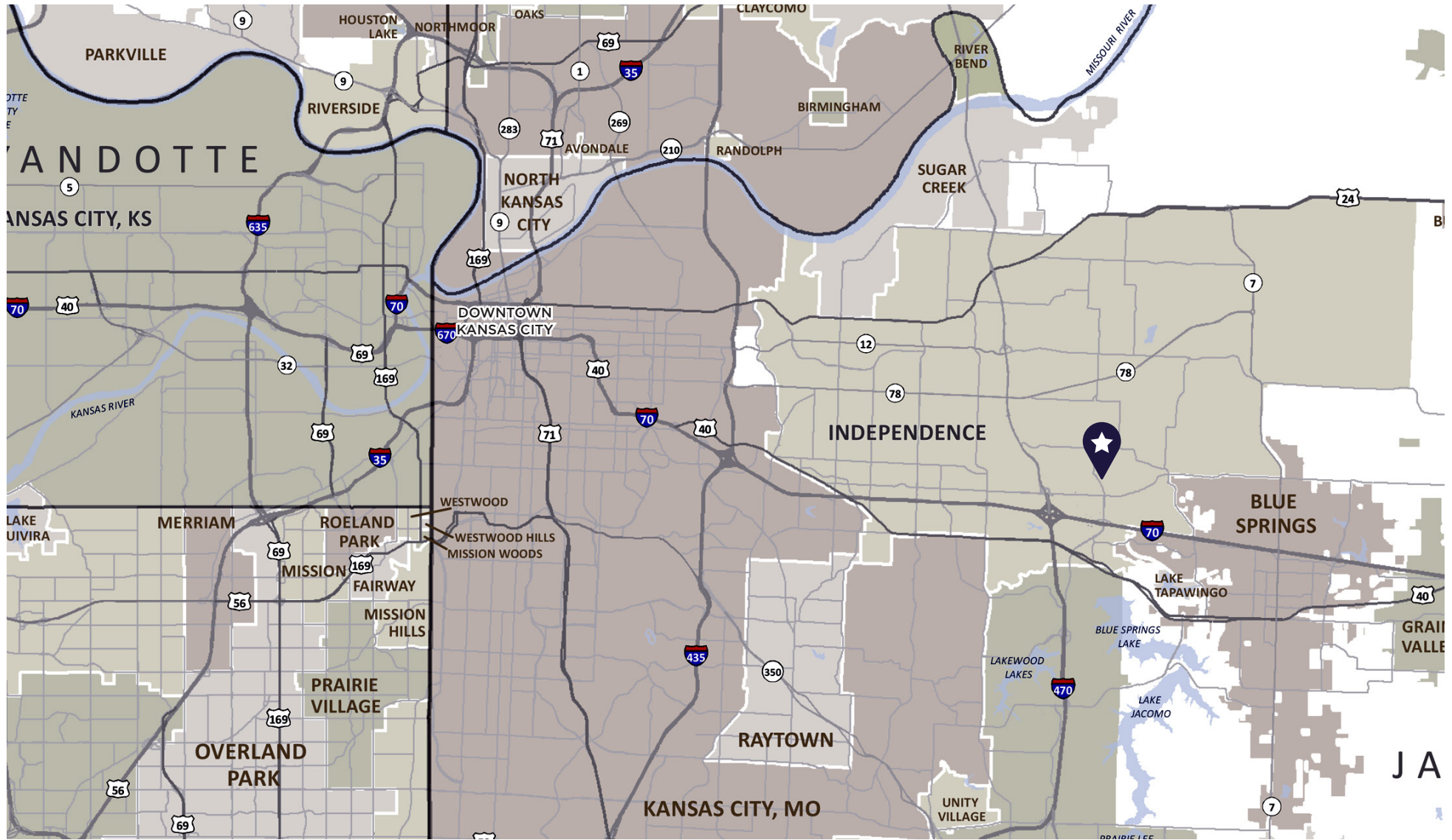
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MAP



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