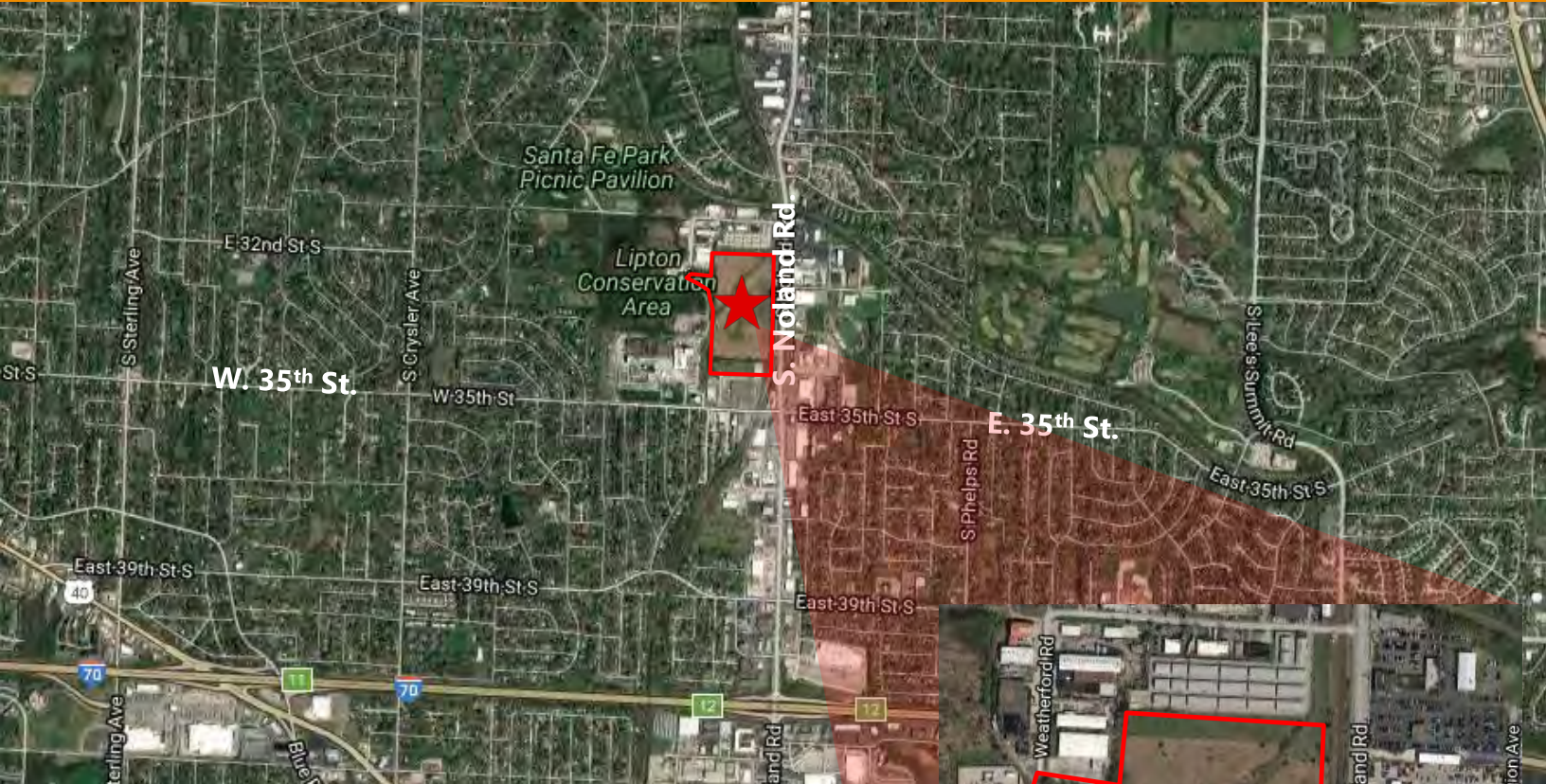


3232 S. NOLAND ROAD
INDEPENDENCE, MISSOURI 64055

LAND FOR SALE | 40± ACRES (DIVISIBLE)



PROPERTY FEATURES

- All utilities at or near site
- Within 1 mile of I-70
- Located within Enhanced Enterprise Zone
- 100% abatement on all state and local taxes for construction materials used on site for qualified projects
- Potential for 20-year tax abatement on real property
- Potential for industrial and/or retail

PROPERTY FEATURES

PREMISES	40± Acres
SALE PRICE	\$2.15 PSF (for entire 40± acre tract)

For more information, please contact:

DAN JENSEN
Principal, Director of Development
816.936.8505
djensen@kessingerhunter.com

KURT JENSEN
Industrial Brokerage
816.936.8508
kjensen@kessingerhunter.com

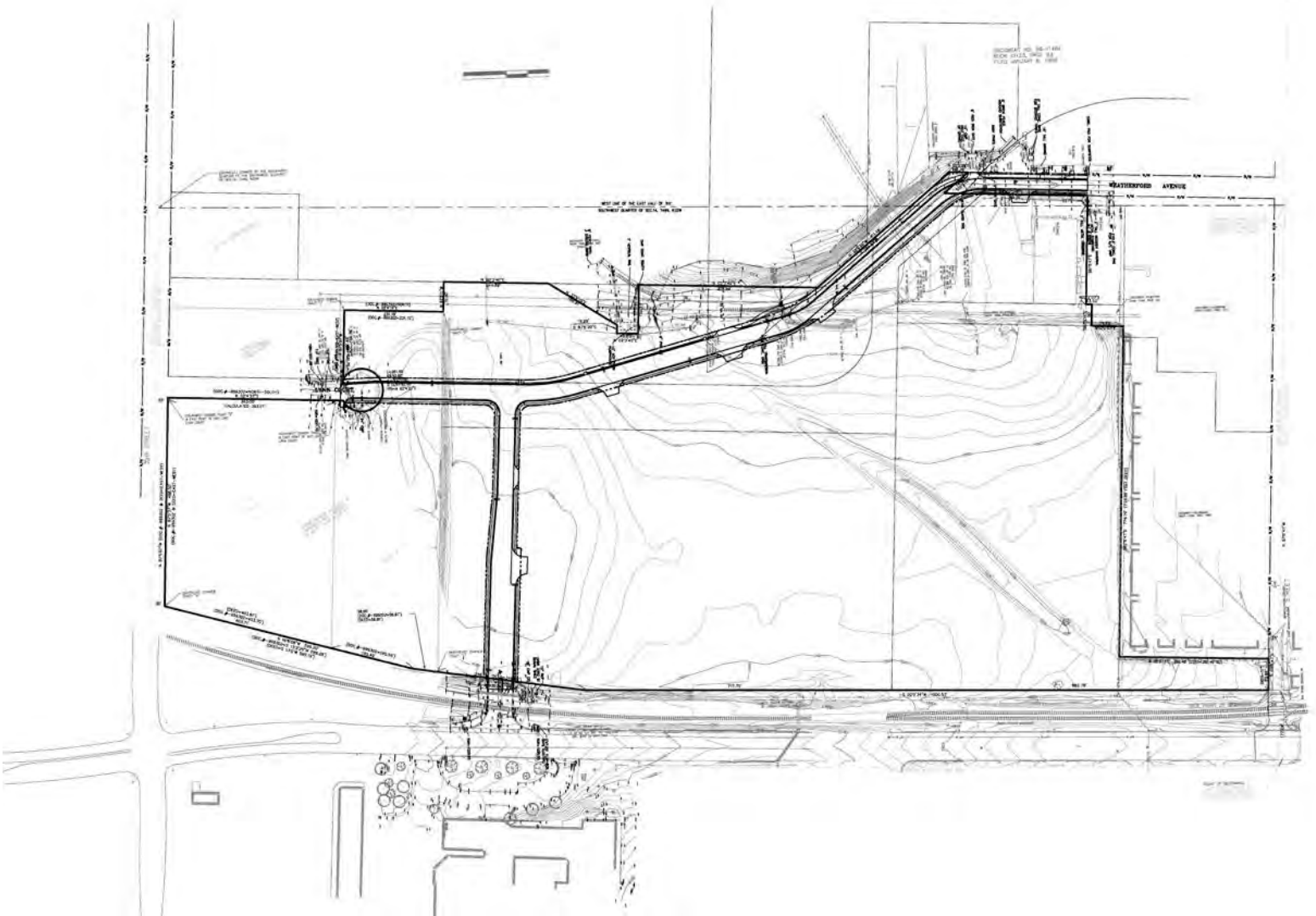
KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

3232 S. NOLAND ROAD, INDEPENDENCE, MISSOURI 64055

Land for Sale

KH

Est. 1879



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