

Available for Lease

±36,161 SF Crane-Served Industrial Facility

NAIHeartland



604 Linden Avenue

Independence, Missouri

For more information:

Nathan Anderson, SIOR, CCIM

+1 913 890 2001

nathan@nai-heartland.com

Joe O'Neill

+1 913 890 2010

joe@nai-heartland.com

Property Features

- ±36,161 SF Total
- 800 SF Office
- 25-ton Overhead Crane
- 22'-36' Clear-height
- Est. 480v, 3-phase power available
- New LED lighting throughout
- 2 Internal, dock-high loading doors
- 1 Drive-in loading door (10'x14')
- On-site security
- ±40' Trench drain in warehouse
- Lease Rate: \$2.75 Industrial Gross



4400 College Boulevard Suite 170

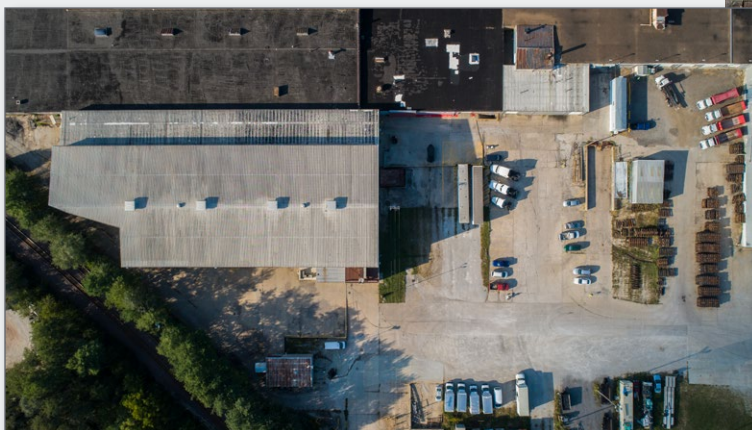
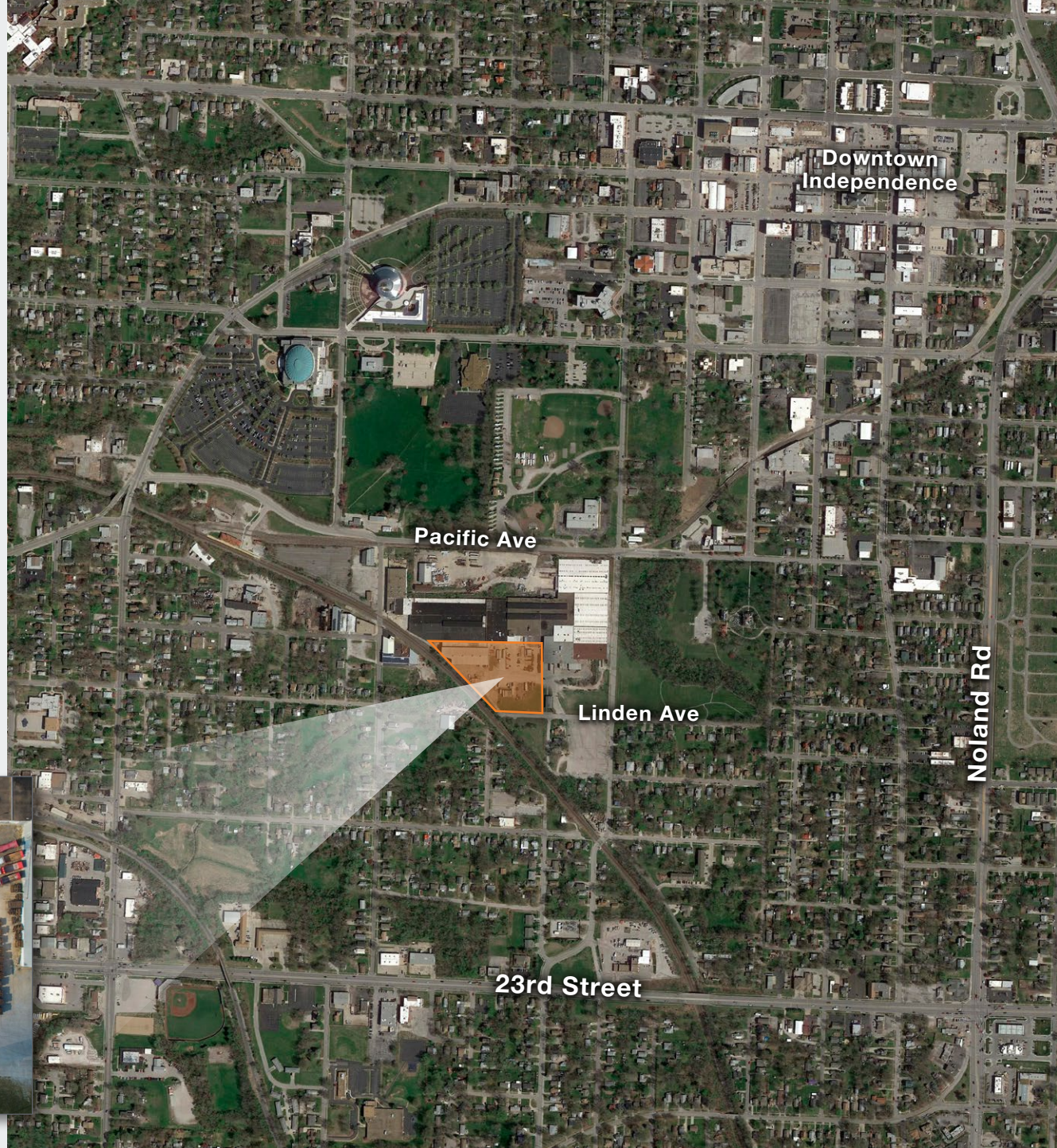
Overland Park, Kansas 66211

913 362 1000

nai-heartland.com

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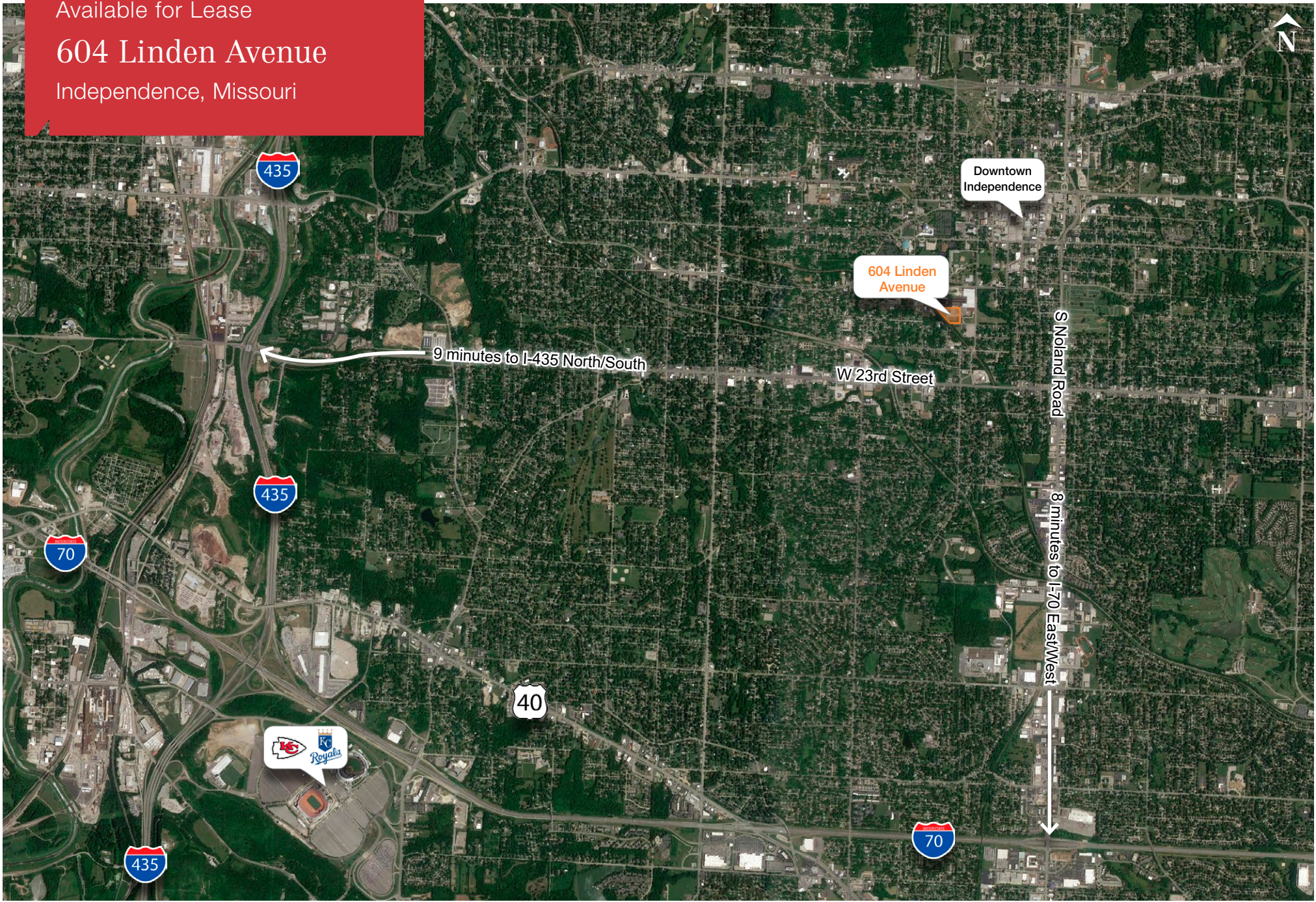
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