FOR SALE OR LEASE > INDUSTRIAL PROPERTY ON 9.4± ACRES

NOWFORLEASE 4301 S Brookhart Drive



HARRISONVILLE, MISSOURI



Property Features

- > Total available: 9.600± SF
 - > Office: 950± SF
- > Land area: $9.4\pm$ acres ($6.5\pm$ acres rocked)
- > Loading:
 - > 2 12' x 12' drive-in doors
 - > 1 21' x 14' drive-in door
- > Clear height: 21' 24'
- > Floor type: 8" Concrete
- > Electrical: 1200 AMP / 480 Volt / 3-Phase

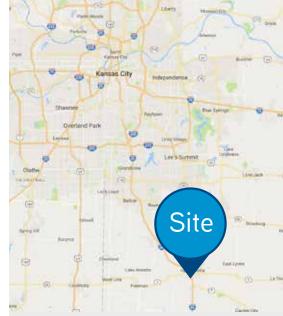
- > Year built: 2000
- > Zoning: Industrial
- > Well-insulated building
- > Excellent access to I-49
- > Great visibility to I-49
- > Additional land available
- > Lease rate: \$7.75 PSF, Net
- > Sale price: \$825,000

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