

FOR SALE OR LEASE > INDUSTRIAL BUILDING

4225 NE Port Drive

LEE'S SUMMIT, MO



Property Features

- > Total building area: 10,975 SF
- > Office area: main level - 5,045 SF
(bonus 4,070 SF 2nd level office/mezzanine)
- > Year built: 1995
- > Land: 1.04 acres
- > Parking: 30 striped spaces plus outdoor storage area
- > Sprinkler system: not sprinklered
- > Clear height: 17' - 21'
- > Electric: 2 - 200amp / 3ph / 208v services
- > Loading: 1 dock (8' x 10');
2 drive-ins (16' x 14' and 12' x 12')
- > Zoning: PI
- > Location: Quality business park setting off
I-470 & Woods Chapel Road
- > Outdoor storage: 5,000 SF fenced and
concrete area
- > Lease rate: \$7.75 / SF gross industrial
- > Sale price: \$990,000

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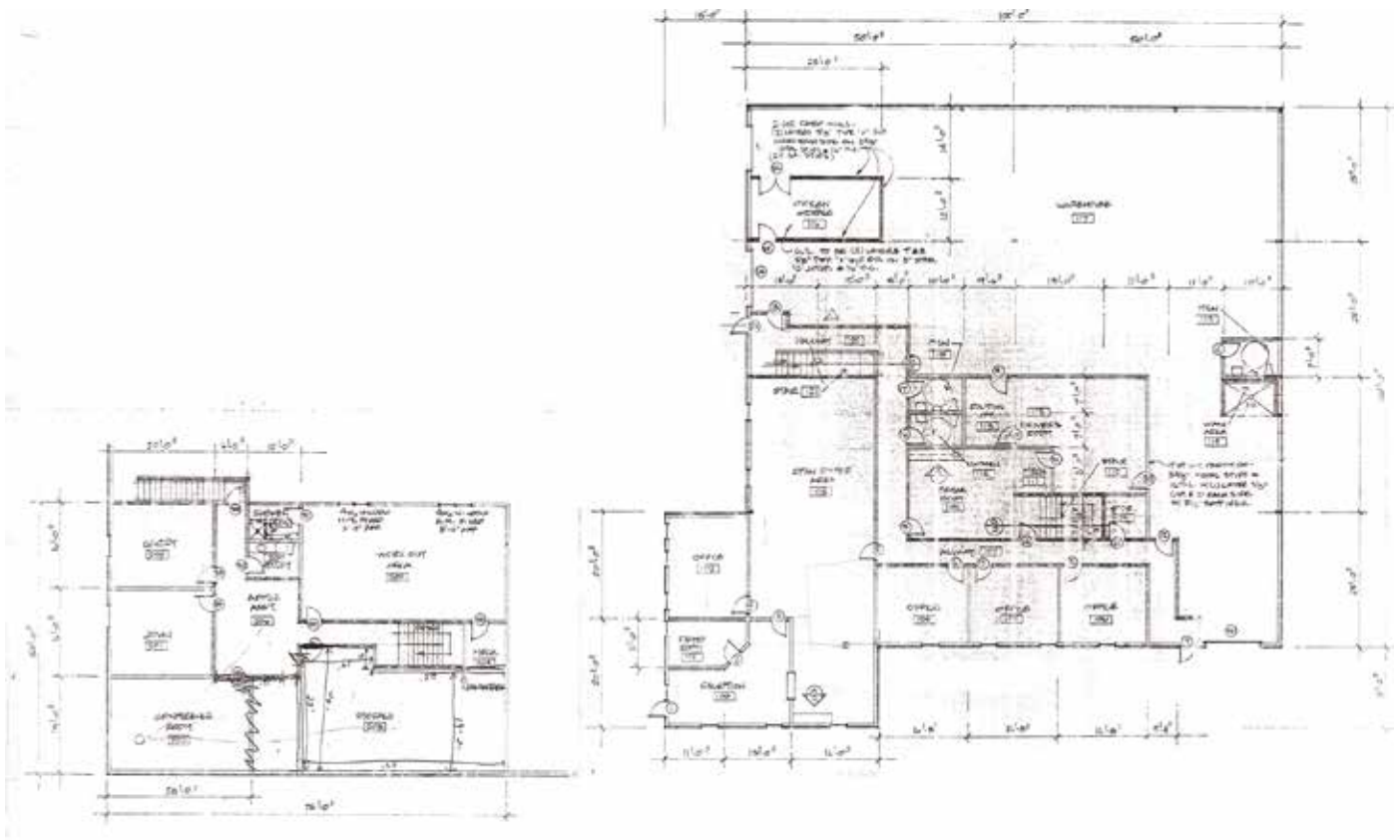
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Floor Plans



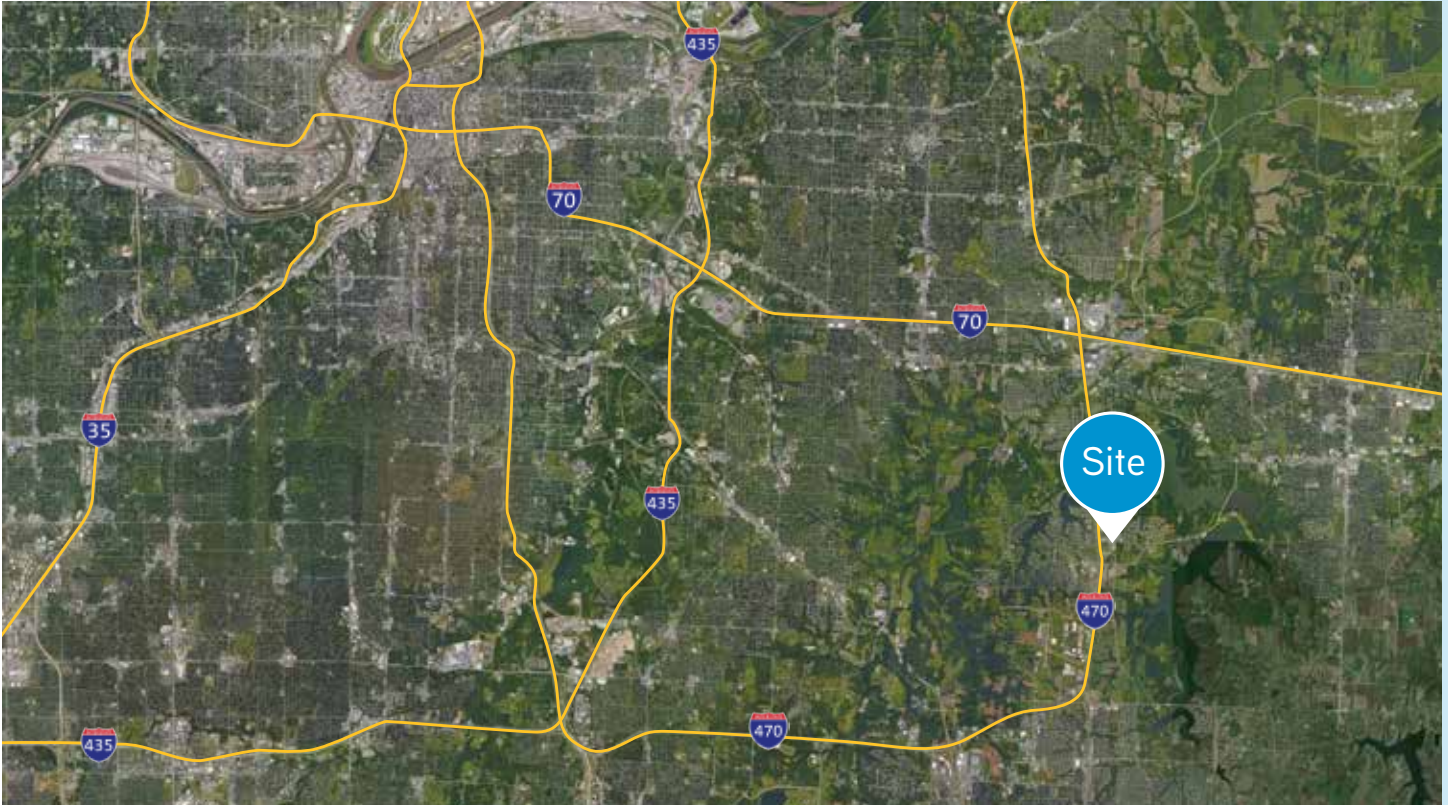
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