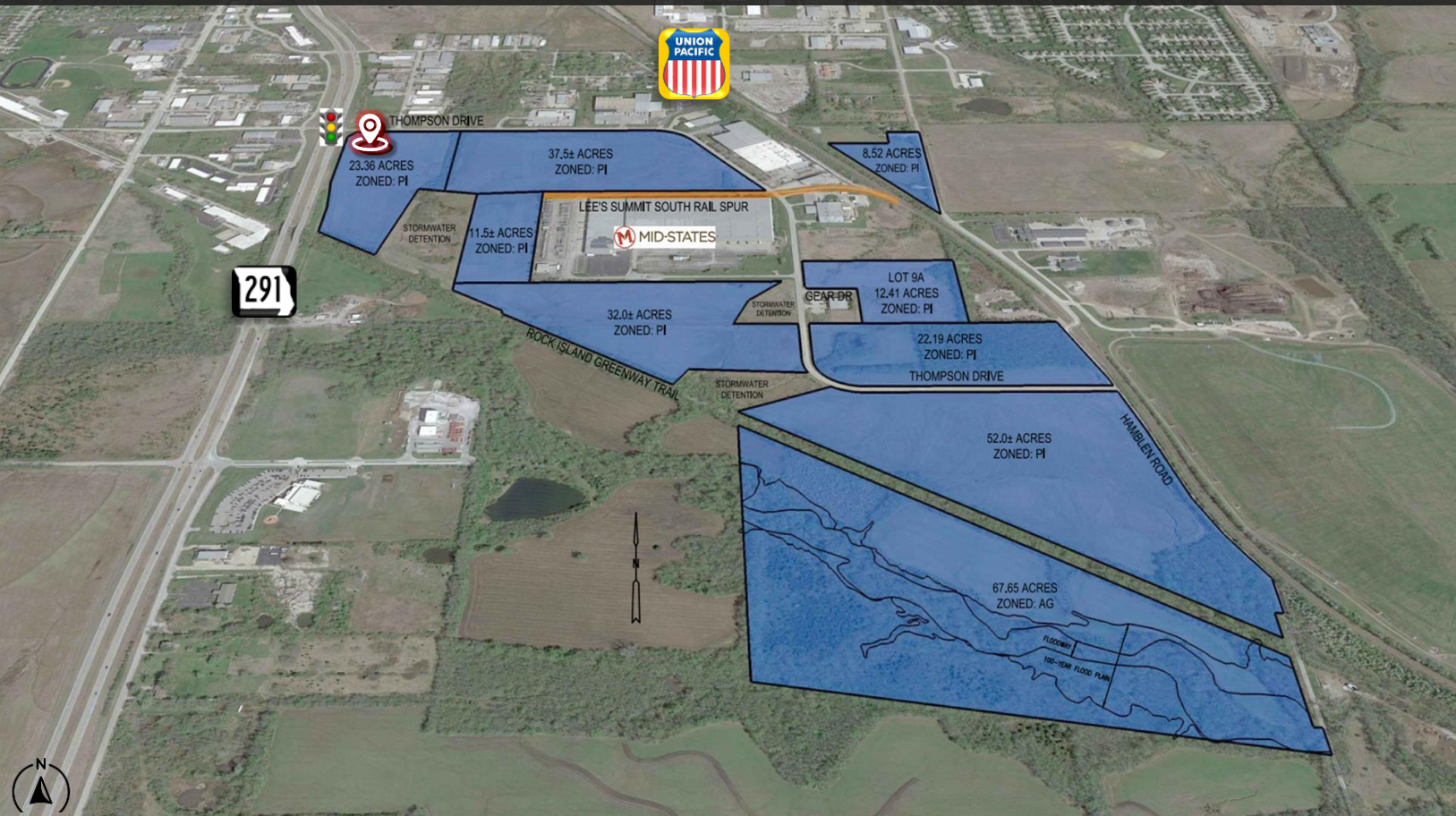


FOR SALE

LEMONE-SMITH BUSINESS & RAIL CENTER

HWY 291 LOT - SE THOMPSON DR
LEE'S SUMMIT, MO 64082



LEMONE-SMITH BUSINESS & RAIL CENTER INDUSTRIAL | COMMERCIAL FLEX

LOCATION: HWY 291 Lot – SE Thompson Dr, Lee's Summit, MO 64082

SITE SIZE: 23.36 ACRES

ZONING: Industrial [Planned Industrial]

PROPERTY HIGHLIGHTS:

- Located in Lee's Summit's premier Industrial Rail Served park.
- Visibility: Excellent HWY 291 frontage visibility.
- Vertical Ready Land. All Utilities to site.
 - Water Lines 16"
 - Gas Lines 6"
 - Sewer Lines 8"
- Convenient Access To: I-470, US HWY 50, & I-70.
- Adjacent To: Union Pacific Railroad, Frito Lay, Performance FoodService, IPL Plastics, Kansas City Moving & Storage Inc, GE Energy, Mid-States Distributing, and Industrial Machine & Gear, Lee's Summit Fleet Operations, Lee's Summit Animal Control.

SALE PRICE: \$5,600,000.00



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