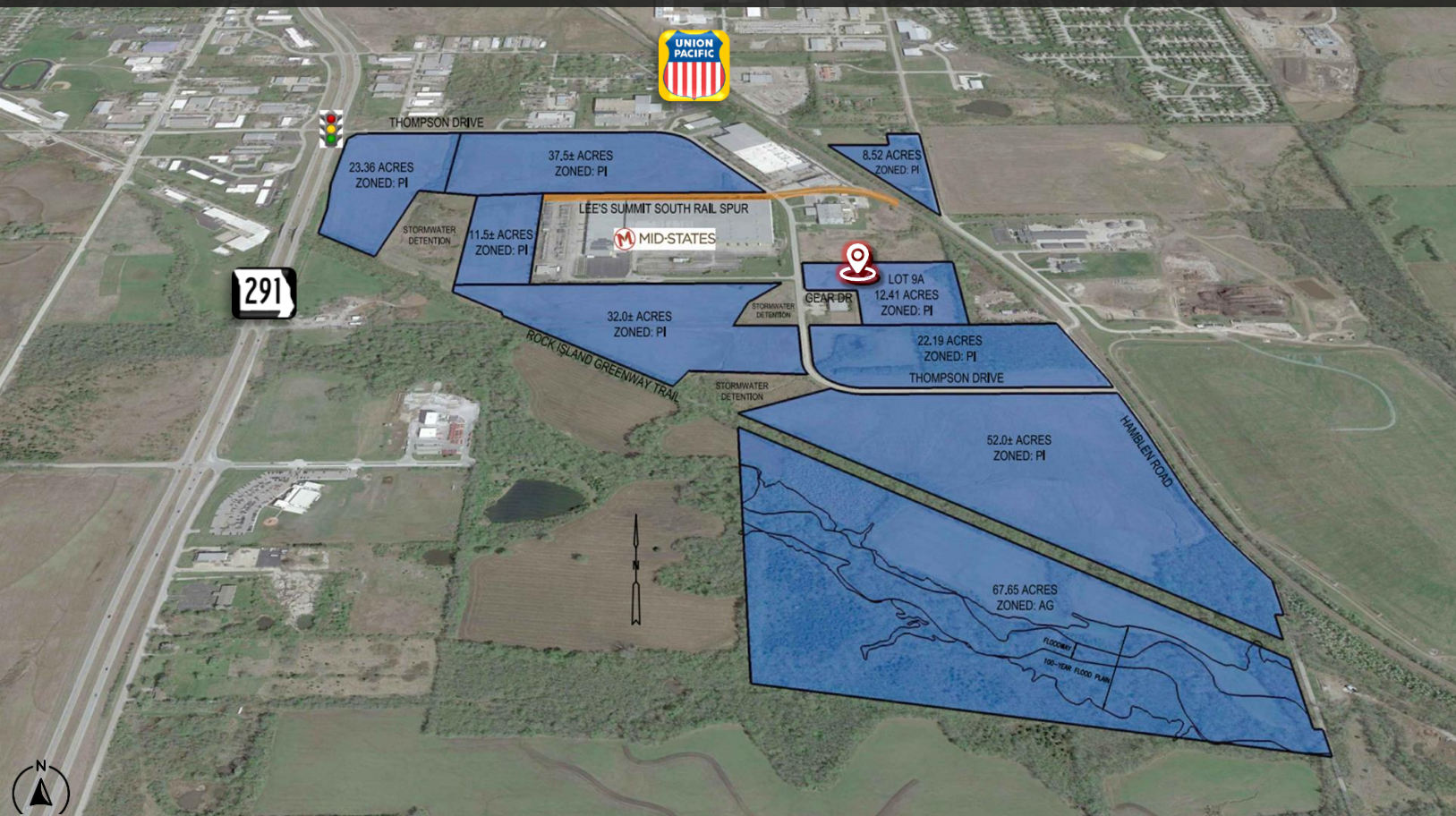


FOR SALE

# LEMONE-SMITH BUSINESS & RAIL CENTER

LOT 9A GEAR DR  
LEE'S SUMMIT, MO 64082



## LEMONE-SMITH BUSINESS & RAIL CENTER

### INDUSTRIAL | COMMERCIAL FLEX

**LOCATION:** Lot 9A Gear Dr, Lee's Summit, MO 64082

**SITE SIZE:** 12.41 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:** \$2,973,188.00



**573.875.5151**

broker@silvertreeco.com

www.silvertreerealtyco.com



**SilverTree**  
REALTY