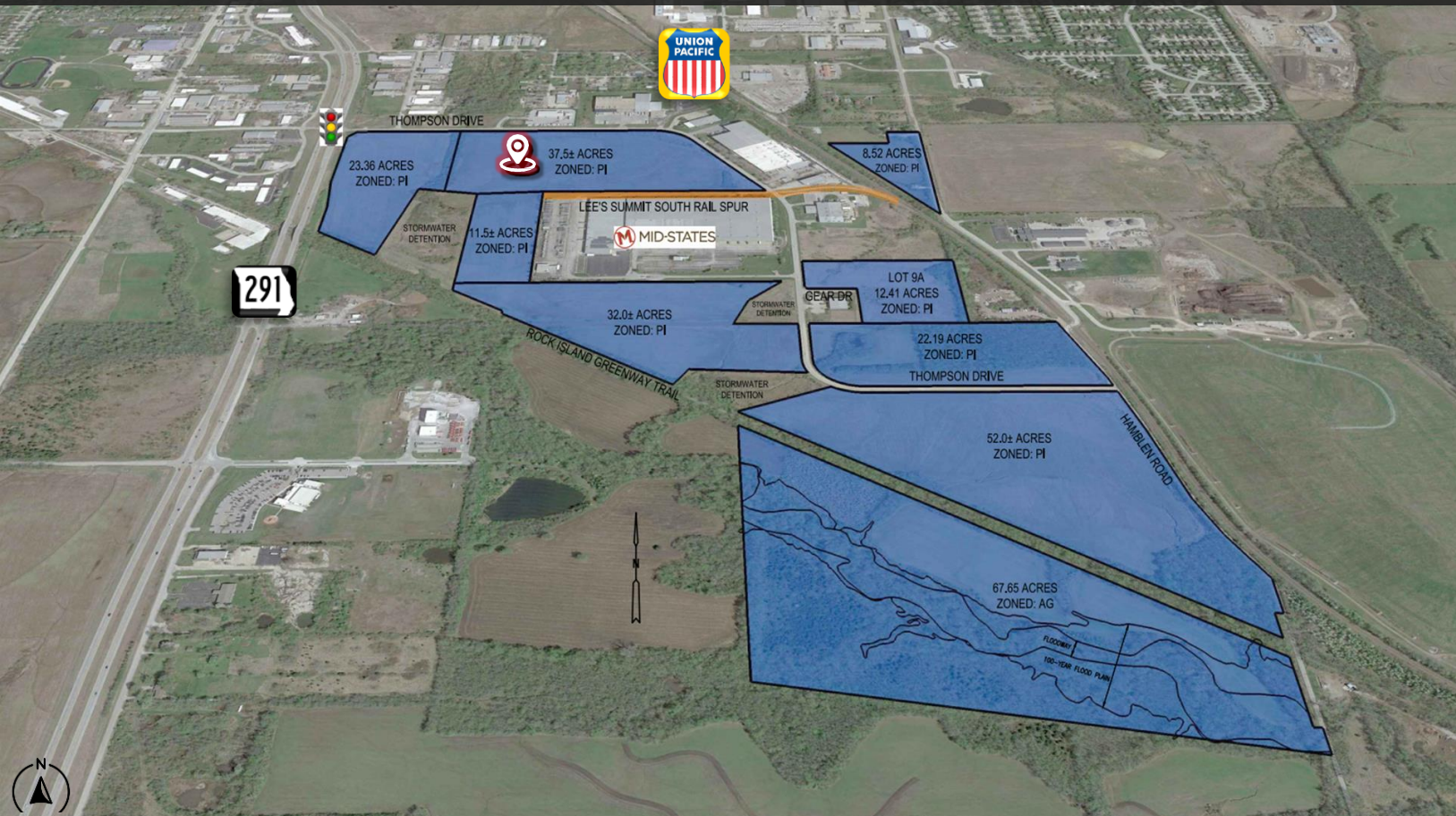


FOR SALE

# LEMONE-SMITH BUSINESS & RAIL CENTER

RAIL SPUR LOT - SE THOMPSON DR  
LEE'S SUMMIT, MO 64082



## LEMONE-SMITH BUSINESS & RAIL CENTER INDUSTRIAL | COMMERCIAL FLEX

**LOCATION:** Rail Spur Lot – SE Thompson Dr, Lee’s Summit, MO 64082

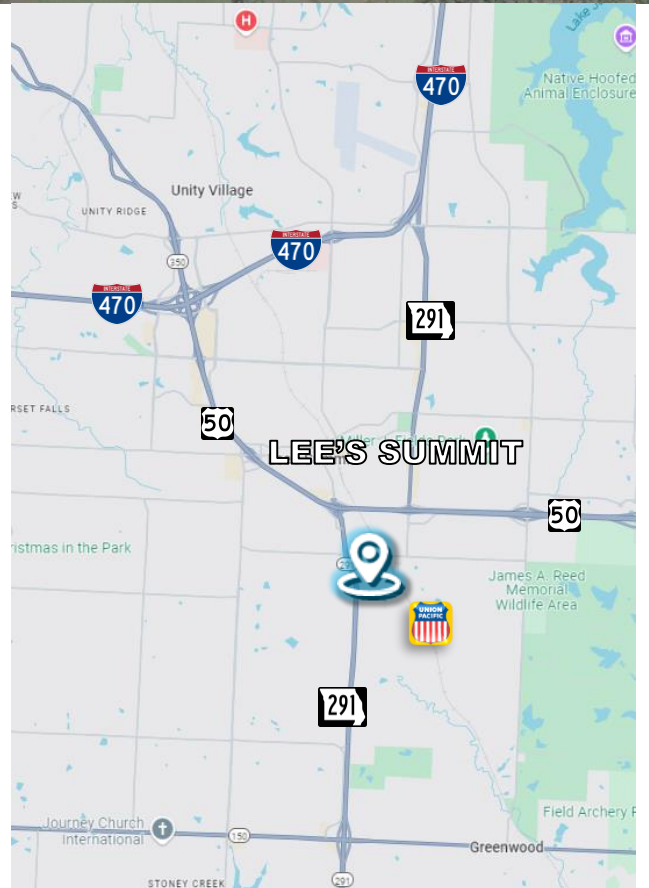
**SITE SIZE:** 37.5 ACRES

**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, & Union Pacific Rail Spur.
- 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:** \$7,350,000.00



**573.875.5151**

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