

FOR SALE OR LEASE

Excelsior Springs Industrial Building
1705 Johnson Industrial Drive,
Excelsior Springs, MO 64024

WINDFIELD
REAL ESTATE
DEVELOPMENT • SALES • LEASING



PROPERTY HIGHLIGHTS



- 11' clear height
- Well Below Replacement Cost
- Large Parking Lot with Room for Trailer Storage
- 2- drive-in doors and one dock-high door
- Room for expansion
- Rare find in Excelsior Springs for construction quality and size
- Built in 2001

PROPERTY FEATURES



Square Footage:	25,300 SF +/-	Proposed Use:	Industrial/Flex
Space Split:	20,700 SF +/- Warehouse	Existing Utilities:	Electric, Gas, Water
	4,600 SF +/- Office	County:	Clay
Acres:	3.54 AC +/- With Room For Expansion		

GET IN TOUCH



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BUILDING EXTERIOR PHOTOS



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BUILDING INTERIOR PHOTOS

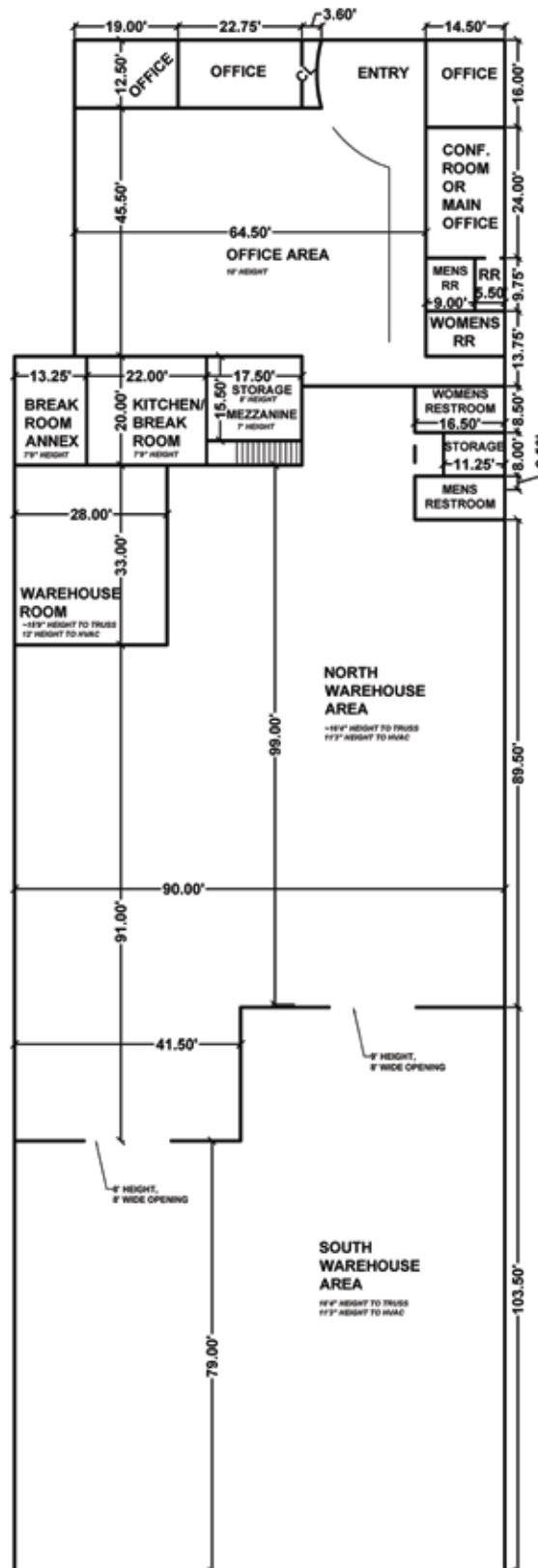


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SITE FLOOR PLAN



*not to scale

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AERIAL MAP

