

16519 E TRUMAN RD

Independence, MO 64050

Industrial
Investment Opportunity

Offering Memorandum



EXCLUSIVELY LISTED BY



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16519 E TRUMAN Rd
Independence, MO 64050

±11,608 SF
GLA

1970/2026
Year Built/Renovated

±48,400
Vehicles Per Day

\$1,750,000
List Price

\$150.76
Price Per SF

Deal Highlights:

- **Strong Regional Transportation Connectivity:** Convenient access to Interstate 70, located approximately 4 to 5 miles from the Property, providing efficient connectivity to major regional distribution corridors.
- **Abundant Outdoor Storage Available on Site:** Approximately 2.2 acres of on-site outdoor storage supports continued logistics, manufacturing, and industrial use within the immediate market area.
- **Functional Layout Supporting Efficient Operations:** Well-designed layout that allows for smooth workflow, easy circulation, and efficient day-to-day operations.





24



± 26,400 VPD

Commercial Distribution Warehouse

291

± 35,500 VPD

Downtown Independence ±2.1 Miles Away

Continental Manufacturing Manufacturer



Independence Power & Light Government Office



Subject Property



W 23rd St ± 23,500 VPD



Metropolitan Community College - Blue River ±2,150 Students



Unilever

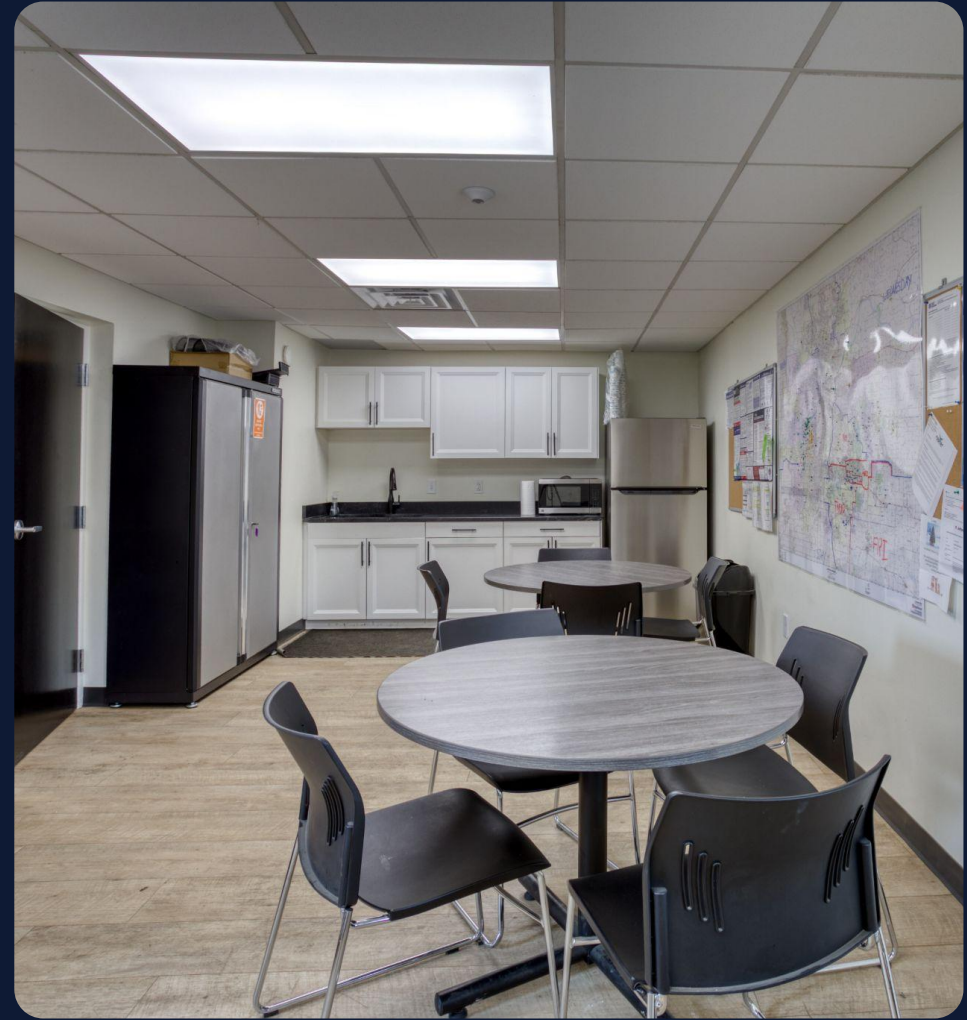
PROPERTY PHOTOS



INTERIOR PHOTOS



OFFICE PHOTOS



FINANCIAL OVERVIEW

\$1,750,000

List Price

\$150.76

Price Per SF

\$224,935.73

Price Per AC

I-1

Zoning

Property Summary

Hazard Present Floodplain AE(X)

Power 3-Phase

Tenancy Vacant

RBA ±11,608 SF

Total Lot Size ±15.8 AC

Usable Lot Size ±7.78 AC

Coverage 2.92%

Zoning I-1

Grade Level Doors 3

Door Size 16' x 12'

Construction Steel/Metal

Year Built 1970

Year Renovated 2026



MARKET OVERVIEW

16519 E TRUMAN
Rd
Independence, MO 64050

KANSAS CITY, MO MSA



INDEPENDENCE, MO

Market Demographics: 3-Mile Radius of Subject Property

62,098

Total Population

\$85,132

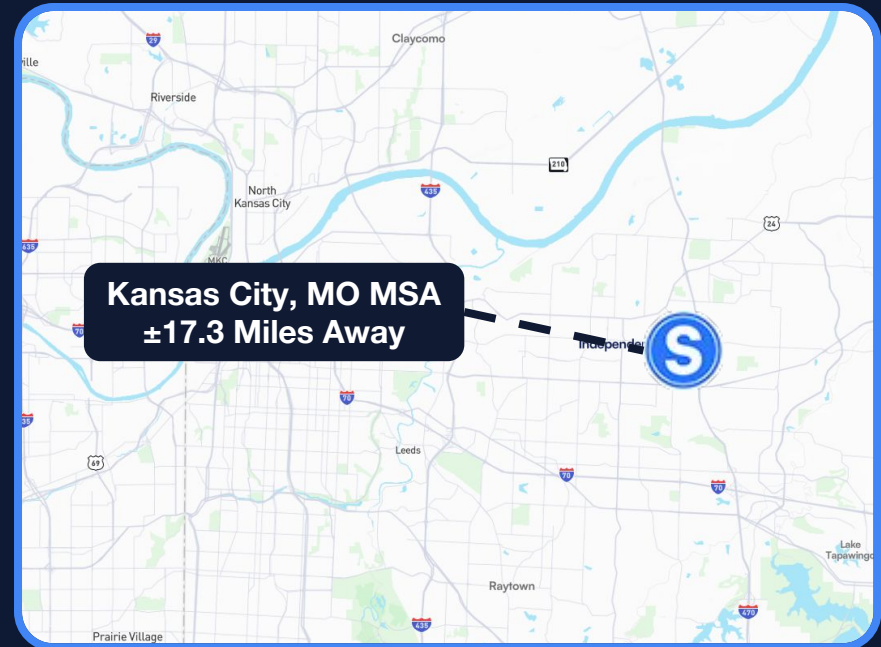
Average HH Income

26,027

of Households

7%-8%

Vacancy Rate



Local Market Overview

Independence, Missouri is a historic and strategically positioned community within the Kansas City metropolitan area, offering a balanced mix of economic accessibility, residential appeal, and regional connectivity. As one of the largest suburbs in the metro, the city benefits from steady population density, a diverse employment base, and convenient access to major transportation corridors including Interstate 70, Interstate 435, and U.S. Highway 24. Independence has experienced continued reinvestment in commercial corridors, public infrastructure, and mixed-use development initiatives, helping support long-term economic stability and neighborhood growth.

The city also serves as an important regional employment and logistics hub due to its proximity to downtown Kansas City and key industrial corridors throughout eastern Jackson County. Independence supports a broad range of industries including healthcare, manufacturing, retail trade, logistics, and professional services, contributing to a resilient local economy. The community features a combination of historic districts, retail centers, and expanding suburban developments that continue to attract both residents and businesses.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,850	62,098	132,763
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,555	26,027	55,970
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$71,780	\$85,132	\$86,597

KANSAS CITY, MO MSA

2.4M

Total Population

\$180B+

Gross Domestic Product

330M
SF

Industrial Inventory

#1

Rail Center in the U.S.

Kansas City, Missouri serves as *one of the Midwest's most important economic and transportation centers*, recognized for its diversified economy, central U.S. location, and extensive logistics infrastructure. The city benefits from *strong connectivity through multiple interstate highways, one of the nation's largest rail hubs, and Kansas City International Airport*, supporting continued growth in industrial, distribution, healthcare, technology, and professional service sectors. Kansas City has experienced substantial investment in downtown redevelopment, entertainment districts, mixed-use projects, and infrastructure improvements, contributing to *rising residential demand and business expansion across the metropolitan area*. The region's comparatively affordable cost structure, skilled labor force, and strategic geographic position continue to attract both corporate investment and population growth, reinforcing Kansas City's role as a major regional hub within the central United States.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 16519 E TRUMAN RD, Independence, MO, 64050 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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