



|                |              |
|----------------|--------------|
| Building Type: | Industrial   |
| Available SF:  | 4,200,000    |
| Total SF:      | 4,200,000    |
| Last Updated:  | Apr 16, 2025 |

### Economic Development Contact

Jarvis Sackman, Director of Business Retention & Expansion  
Independence EDC  
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### Realtor/Owner Contact

LS Commercial  
| john.smith - smith@lscr.com

### Property and Area Description

Kansas Citys Premiere Subsurface Business Park. Kansas City is ground zero for developed subsurface industrial space. There is over 25,000,000 square feet of developed subsurface industrial space within the Kansas City metropolitan area. All cutting edge development methodologies and techniques originate from the KC area and Carefree Industrial Park is a leader in the subsurface development sector. The park encompasses over 550 surface acres, located at 1600 North State Route 291 in Independence, Missouri. The subsurface park contains 4,200,000 square feet of developed premier subsurface industrial space occupied by over 40 companies who have operations within the project. There is additional expansion space within the subsurface park; this area represents in excess of 800,000 square feet which is available for immediate development.

### Population

|   |                                  |                                    |                                    |
|---|----------------------------------|------------------------------------|------------------------------------|
|  | <b>372,259</b><br>10 Mile Radius | <b>1,315,745</b><br>20 Mile Radius | <b>1,986,635</b><br>30 Mile Radius |
|---|----------------------------------|------------------------------------|------------------------------------|

Source: ESRI®, 2024

### Households

|  |                                  |                                  |                                  |
|--|----------------------------------|----------------------------------|----------------------------------|
|  | <b>149,003</b><br>10 Mile Radius | <b>542,304</b><br>20 Mile Radius | <b>799,101</b><br>30 Mile Radius |
|--|----------------------------------|----------------------------------|----------------------------------|

Source: ESRI®, 2024

### Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

### Utilities

Electric: Everygy

Property Images



