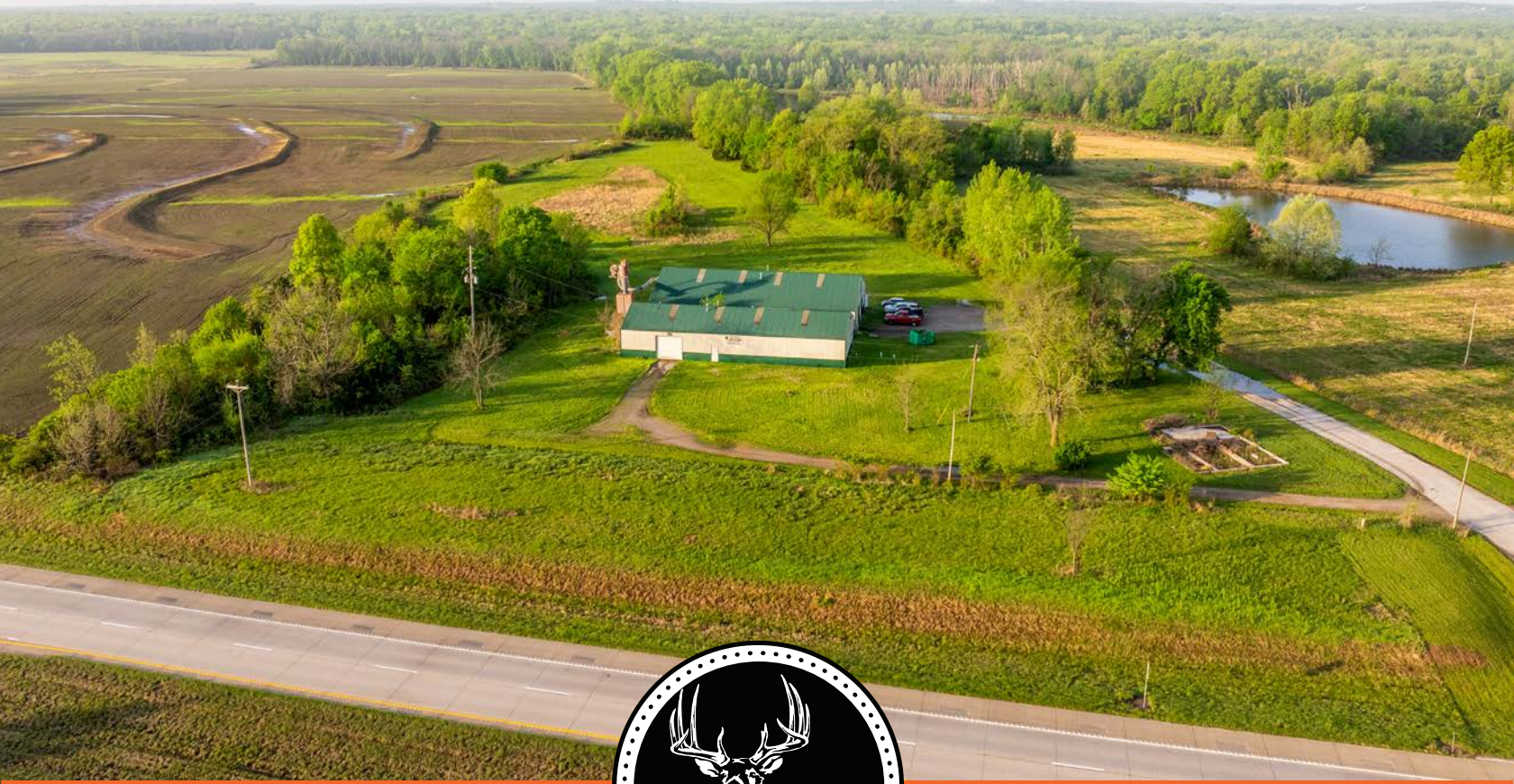


MIDWEST LAND GROUP PRESENTS

5 ACRES IN

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# HENRY COUNTY MISSOURI



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# OPPORTUNITY AWAITS ALONG HIGHWAY 7

Your next business venture starts here with this versatile 9,000 square foot open-span steel building situated on 5 acres with prime frontage along Highway 7 in Henry County, offering exceptional visibility and steady traffic flow. Currently operating as a cabinet shop, this property is ready to accommodate a wide range of business opportunities, whether you're expanding, relocating, or launching something new, with endless possibilities. The building features 3-phase power for heavy-duty operations, multiple 10-foot overhead doors, dedicated office space, a break room, and restrooms, along with a flexible interior layout that is easily adaptable to your needs and ample space for equipment, storage, or future expansion.

The 5-acre lot also provides room to build a home, barndominium, or manufactured housing, making it ideal for a live/work setup. With direct Highway 7 frontage and safe, visible access, the property is well-suited for truck and trailer traffic of all sizes and is conveniently located just 10 minutes west of Clinton and 18 minutes east of Harrisonville, offering easy access to Kansas City and surrounding markets via major interstate corridors. This is a rare opportunity to secure a highly visible, strategically located commercial property with the infrastructure already in place to support your success—schedule your private tour today, as opportunities like this don't last long.

## PROPERTY FEATURES

COUNTY: **HENRY** | STATE: **MISSOURI** | ACRES: **5**

- Close to town
- Highway 7 frontage
- 3-phase power
- Room to add a home
- 10-foot overhead doors
- Highly sought after visibility
- Easily build out interior
- 9,000 square feet
- Open span steel structure



# OPEN-SPAN STEEL BUILDING

The building features 3-phase power for heavy-duty operations, multiple 10-foot overhead doors, dedicated office space, a break room, and restrooms, along with a flexible interior layout that is easily adaptable to your needs and ample space for equipment, storage, or future expansion.



# OFFICE & BREAK ROOM

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# HIGHWAY 7 FRONTAGE

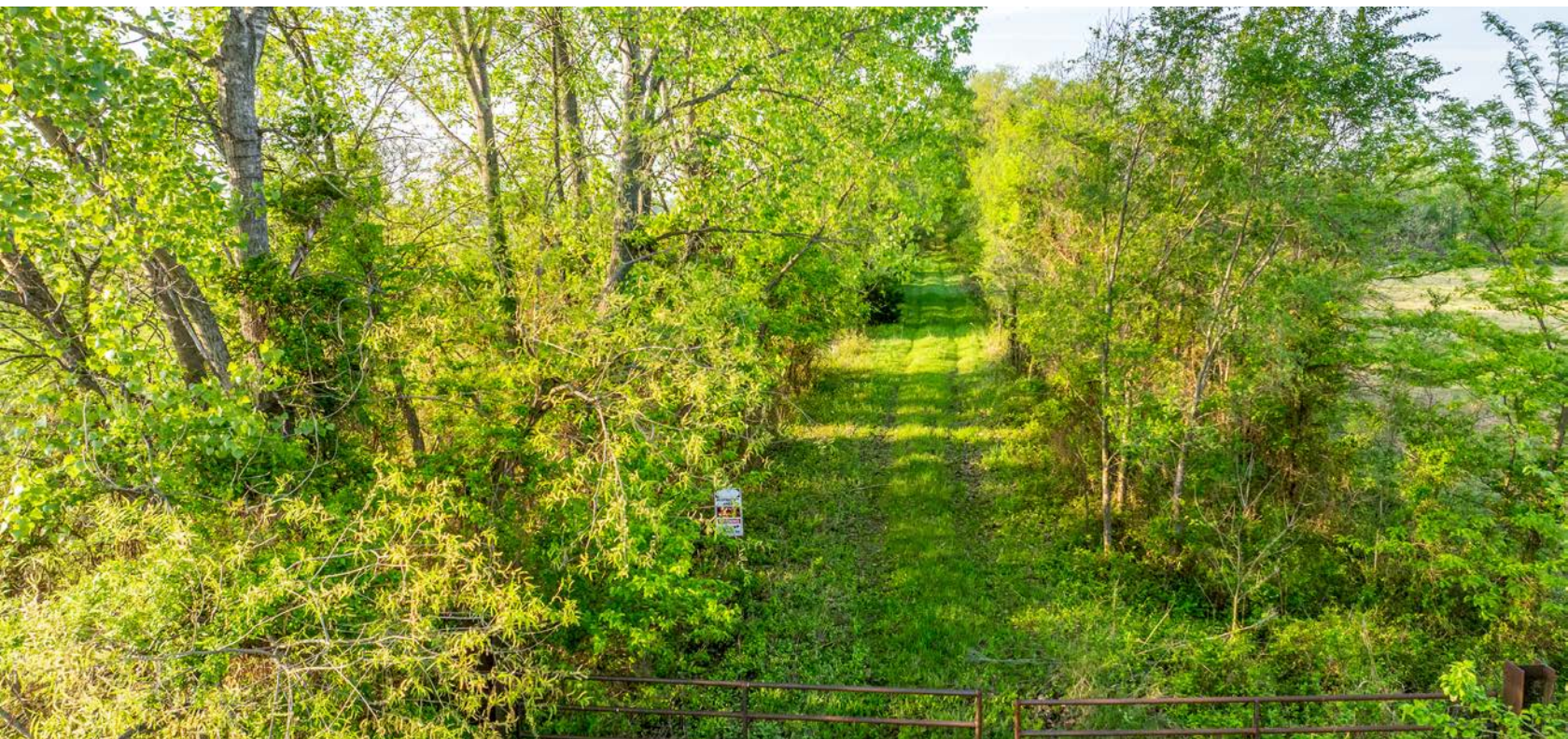
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# 5-ACRE LOT

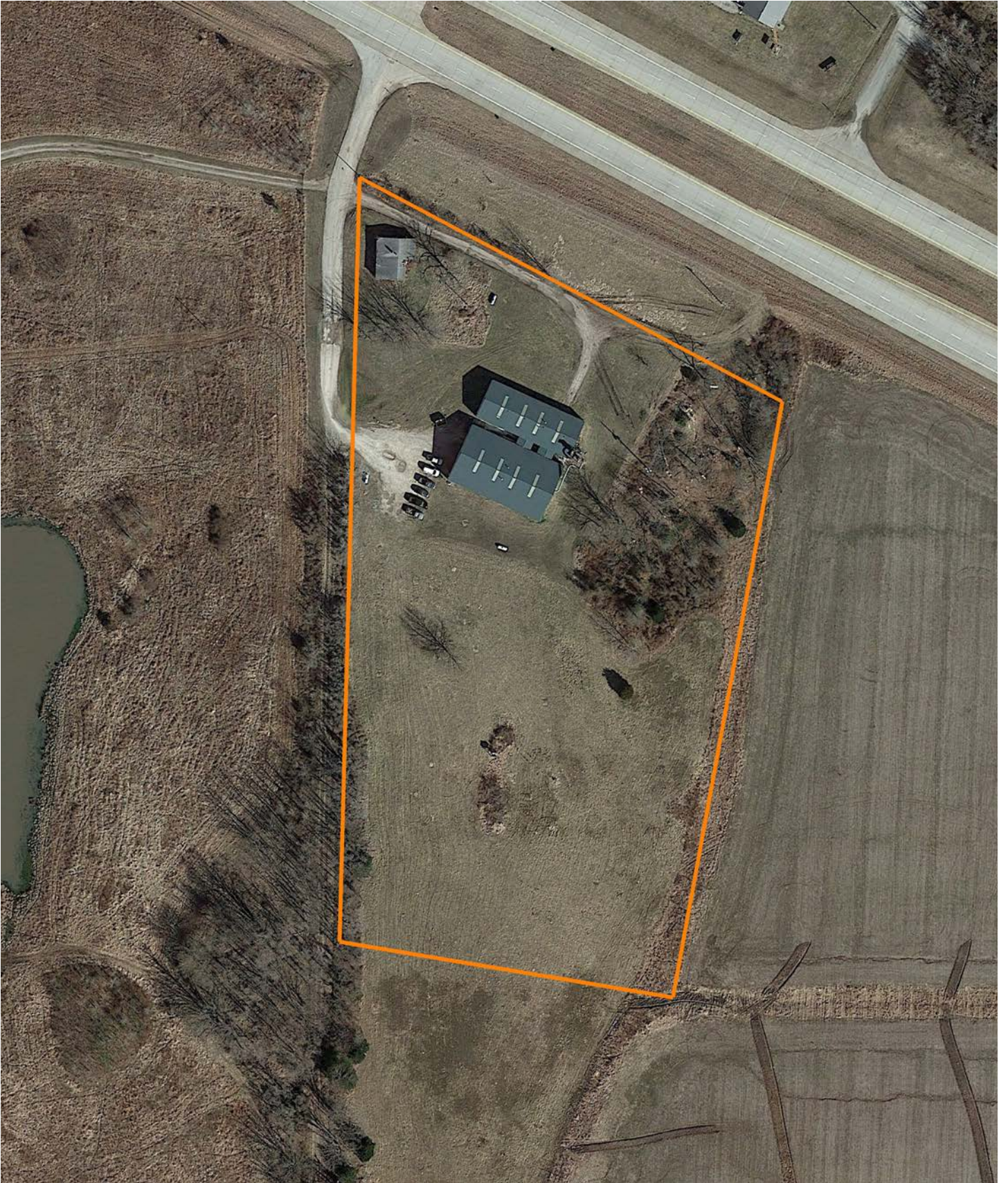
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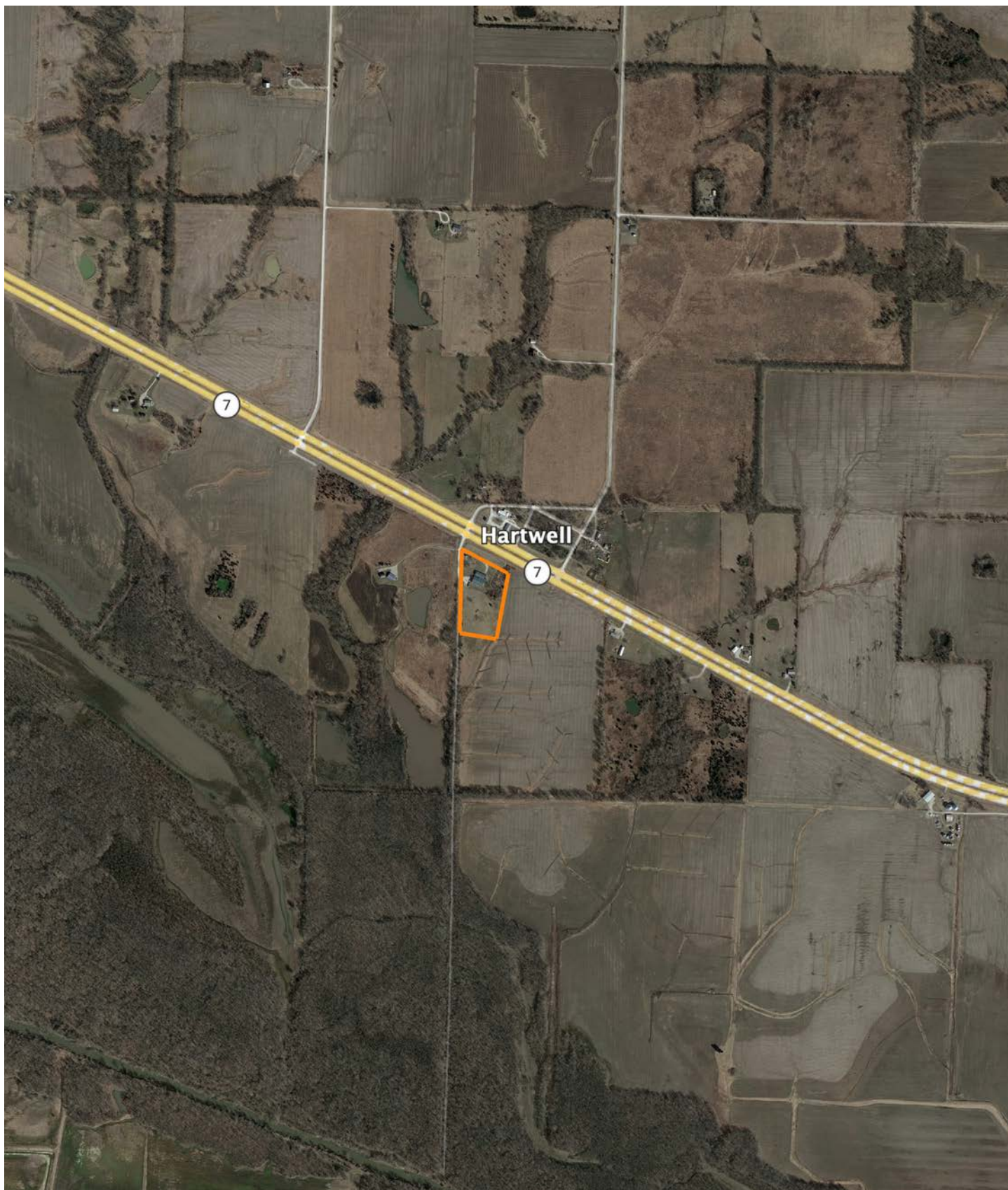
# AERIAL MAP

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# OVERVIEW MAP

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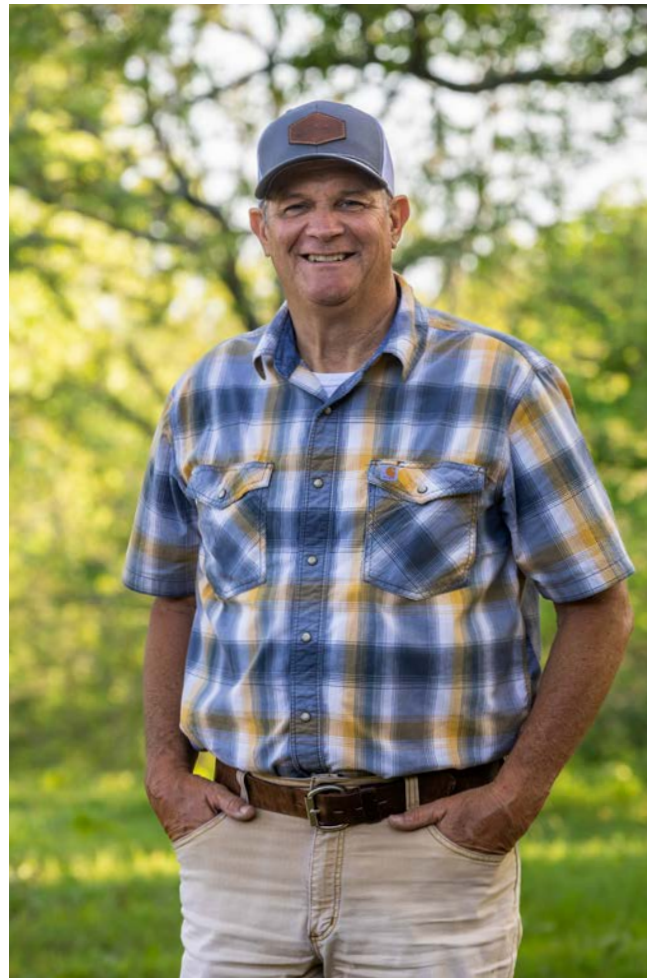


# AGENT CONTACT

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Brian Rookstool has always felt connected to the outdoors and to those who share the same passion. With hobbies such as hunting, fishing, kayaking and other water sports, his love for being outside runs deep. After a career in natural gas utility, Brian came to Midwest Land Group to connect people with their dream properties, whether farming, hunting or just preserving an inheritance. Born in Kansas City, MO, Brian graduated from Lee's Summit High School and attended Central Missouri State University. His background has given him insight on how many things most people don't think about can impact a piece of ground - including elevation changes, easements, drainage, right of ways, ditching, piping, and irrigation. Brian is skilled in navigating cross sections of civil blueprints and depth charts, allowing him to add value on tracts of land with large scale projects in place.

Brian and his wife, Gina, live in Lee's Summit and have two grown children and nine grandchildren. Big into volunteering, Brian served as a youth camp director and developed and facilitated a mentoring program for fatherless young men. He's involved at his church, leads a small group along with his wife, and volunteers for several non-profits. His love for hunting and fishing has led him to Wounded Warrior Tournaments and Big Bass Tournaments, guiding fishing trips, and hunting white tail deer, elk, turkey and waterfowl. With Brian's experience and love for people, clients can rest assured that their goals for their family and future will be heard, understood, and achieved.



**BRIAN ROOKSTOOL,**  
LAND AGENT  
**816.837.0237**  
BRookstool@MidwestLandGroup.com



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## MidwestLandGroup.com

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