

# For sale

Former T-Mobile Switch Facility  
2301 S Savage Street  
Independence, MO 64055

Building Size: 16,146 SF  
Site Size: 2.4 Acres



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2301 S Savage Street  
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List Price: \$904,000



## Building Specifications:

- Building SF: +/- 16,146 SF
- Site Size: 2.4 Acres
- Parking: 5 Spaces, 60 additional spaces in fenced yard
- Year Built: 1980
- Type Construction: Brick
- Maximum Ceiling Height: +/- 16' non drop ceiling
- Number of Docks: None
- Number of Overhead Doors: 1
- Number of Ramps: None
- Zoning Designation: C-2, General Commercial
- Sprinkler System: Wet Pipe
- Condition: Seller to remove servers, racks, batteries, and cabinets, otherwise "As-Is"
- Decommission Date: 6/1/2024
- Personal Property to Remain: Generator, HVAC, ATS, Fire Safety

## Property Highlights:

- Large fenced 2.4-acre parcel provides ample parking and secure outdoor storage.
- Excellent visibility on South Savage Street which provides convenient access to community retailers such as Hy-Vee, ALDI, Casey's, and Starbucks.
- The building is in good condition with an updated office and a drive-in door.

## Electrical and Cooling Specifications:

- # of Cabinet Positions Possible: 335
- Commercial AC Capacity from Utility to Main Service Board: 1600 Amps, single 480V line
- Generator Capacity: 1000 KW, N Redundancy
- HVAC: Condenser based
- Cooling Capacity: 170 gross tons, N+1 configuration
- # LTE enodeB Connections Terminating at Site: +/- 349
- Property is expandable from a server space, power and cooling perspective.



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