

T Mobile

For sale

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

Building Size: 16,146 SF

Site Size: 2.4 Acres



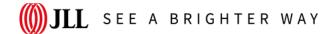
JLL Portfolio Disposition Services

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Former T-Mobile Switch Facility



2301 S Savage Street Independence, MO 64055

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

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.

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.

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