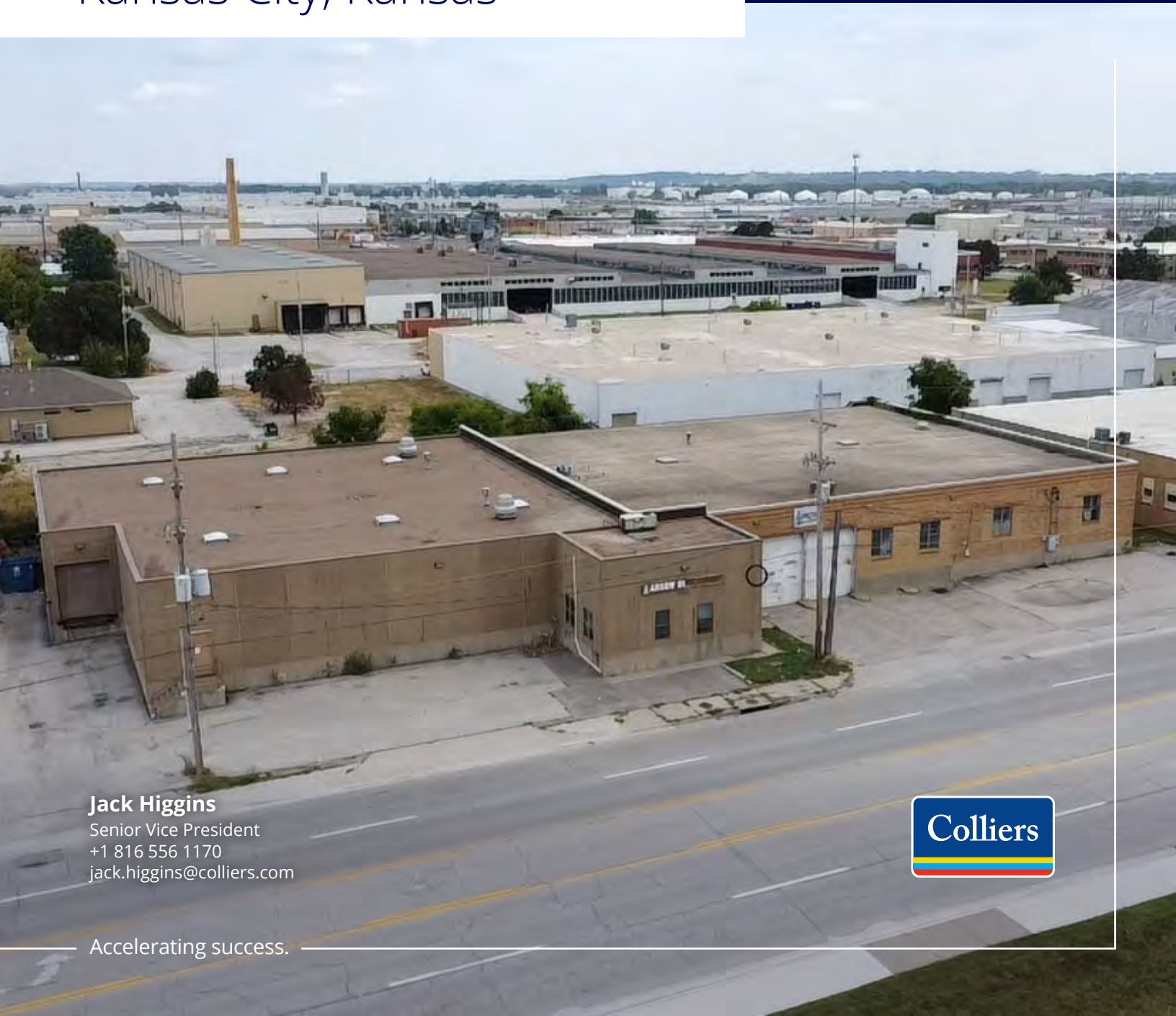


# For Sale or Lease

3255 N. 7th Street Trafficway  
Kansas City, Kansas



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Accelerating success.

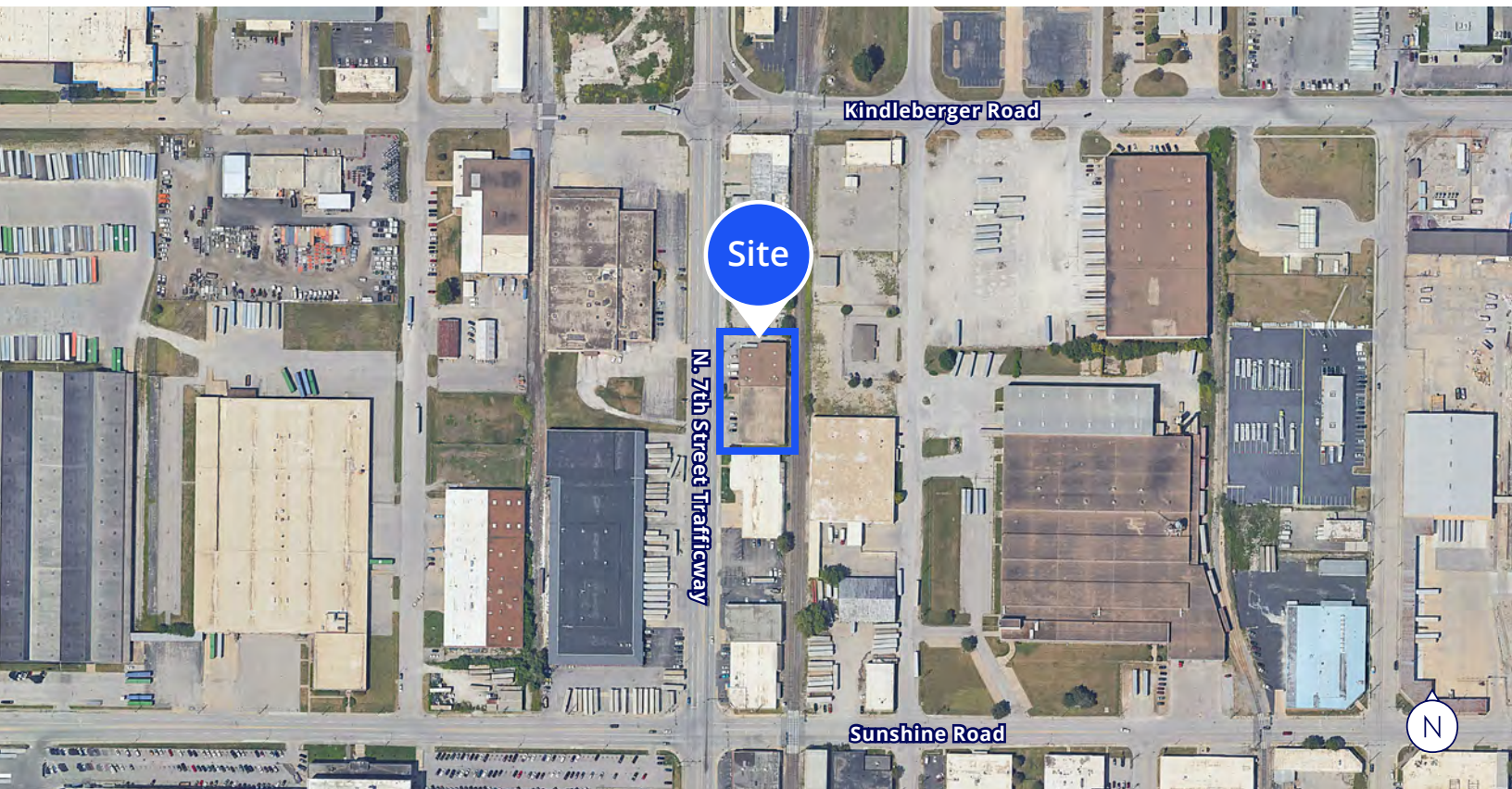
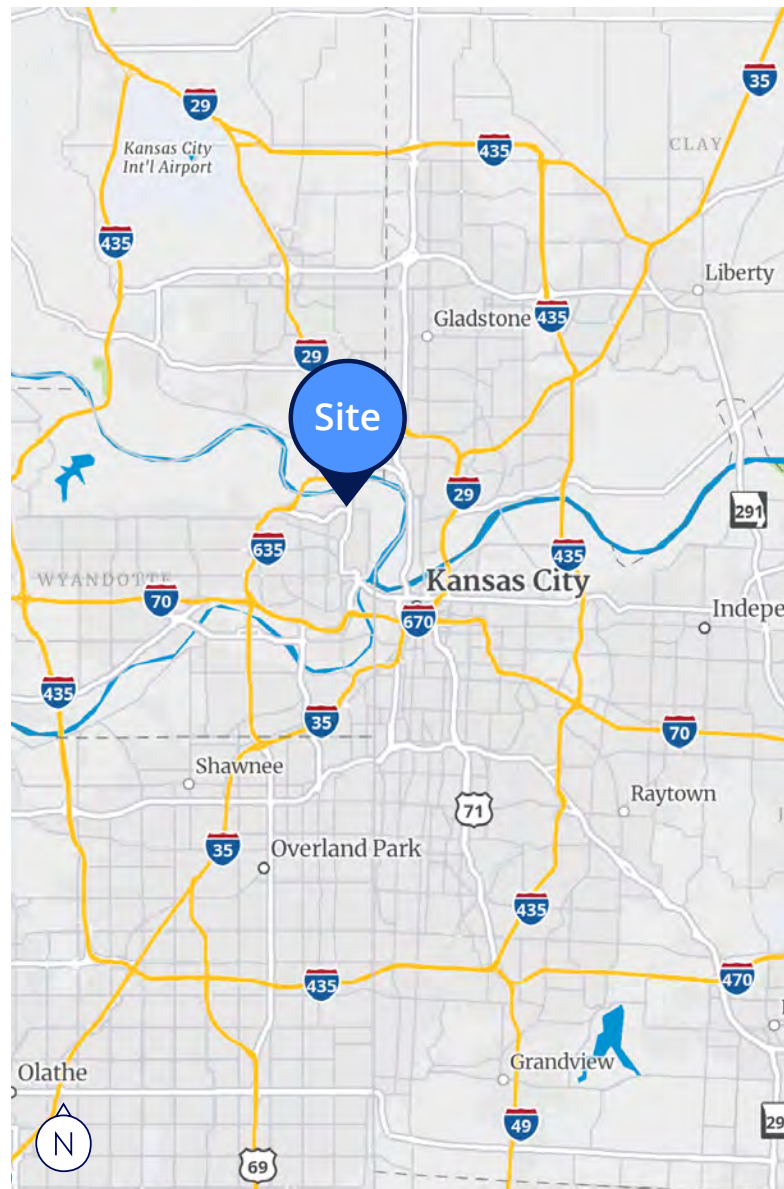


# For Sale or Lease

3255 N. 7th Street Trafficway

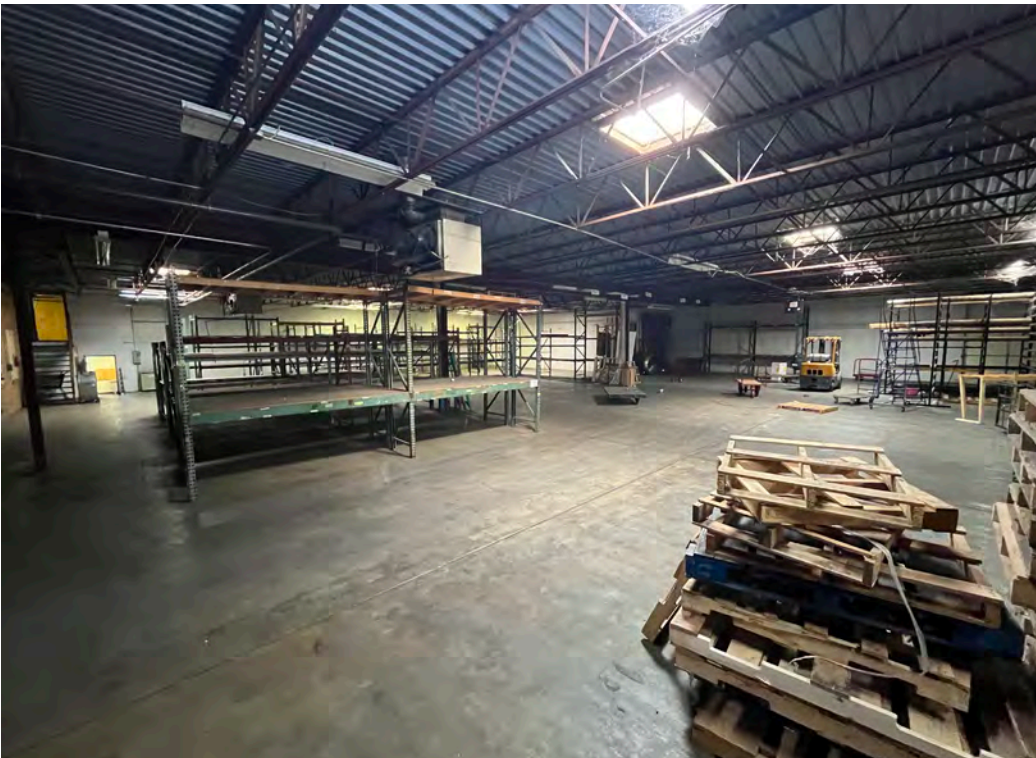
## Property Features

<b>Building Size:</b>	21,760± SF
<b>Office Area:</b>	1,500± SF (500± SF of bonus mezzanine)
<b>Land Area:</b>	0.77 acres
<b>Year Built:</b>	1943/1989
<b>Zoning:</b>	M-3
<b>Clear Height:</b>	12.5'-13'
<b>Loading:</b>	<div>5 dock-high doors<ul style="list-style-type: none"><li>• 2 recessed (12'x14') - 1 with pit leveler</li><li>• 1 (6'x8')</li><li>• 1 (8'x10') - with pit leveler</li><li>• 1 (6'x8') - former rail door</li></ul></div>
<b>Sale Price:</b>	\$1,525,300 (\$70.00 PSF)
<b>Lease Rate:</b>	\$5.75 PSF, NNN
<b>Electrical Service:</b>	<div><ul style="list-style-type: none"><li>• 325a, 480v, 3ph</li><li>• 200a, 480v, 3ph</li></ul></div>





# Photo Gallery



## Jack Higgins

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