



## FOR SALE OR LEASE

3630 E. Front Street I Kansas City, MO

**246,000**<sup>+</sup>/\_ Square Feet

#### **Property Highlights**

- 60,000 +/- SF office/showroom space
- 53 Dock-high doors
- 2 Drive-in doors
- 16.55 +/- Acres
- 18' Ceiling clearance
- 2,000 Amps 480/277 volt, 3 phase power

#### Contact:

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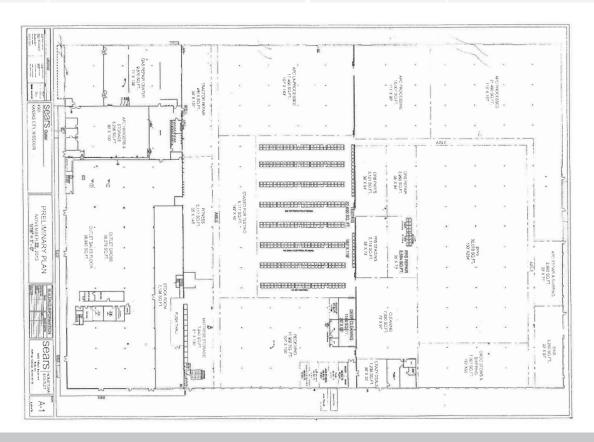
www.TrueNorthIndustrial.com

### 3630 E. Front Street | Kansas City, MO

# **STRUCTURE**

| Structure:       | Masonry                            | Electrical Service: | 2,000 Amp 480/277 Volt 3 Phase |
|------------------|------------------------------------|---------------------|--------------------------------|
| Office/Showroom: | 60,000+/- square feet              | Lighting:           | Fluorescent                    |
| Loading:         | 53 Dock-highs and 2 Drive-in doors | Plant HVAC:         | Forced Air Gas                 |
| Rail:            | Possible                           | Floor:              | Concrete                       |
| Clear height:    | 18'                                | Year built:         | 1980                           |
| Sprinkler:       | Wet                                | 2024 Taxes:         | \$177,885                      |
| Acreage:         | 16.55+/-                           | Sale Price:         | \$14,950,000                   |
|                  |                                    | Lease Rate:         | \$4.00/sf NNN                  |

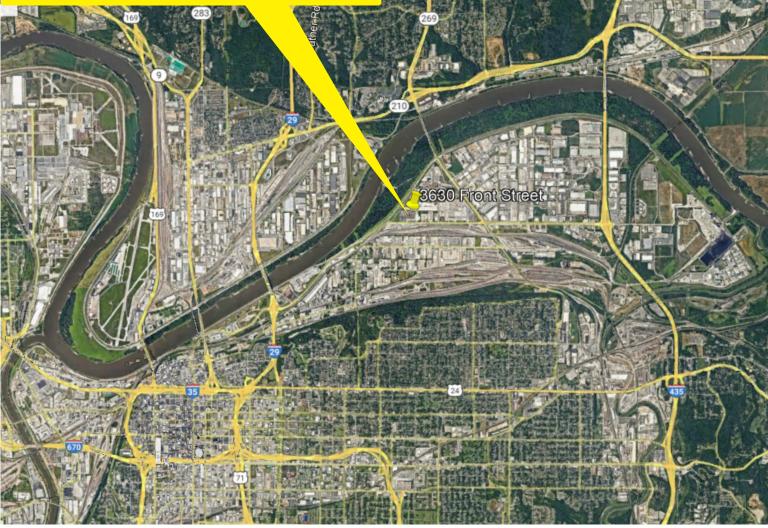
| SITE     |      | UTILITIES    |        |
|----------|------|--------------|--------|
| Zoning:  | M1-5 | Electricity: | Evergy |
| Parking: | Yes  | Gas:         | Spire  |
|          |      | San sewer:   | KCMO   |
|          |      | Water:       | KCMO   |



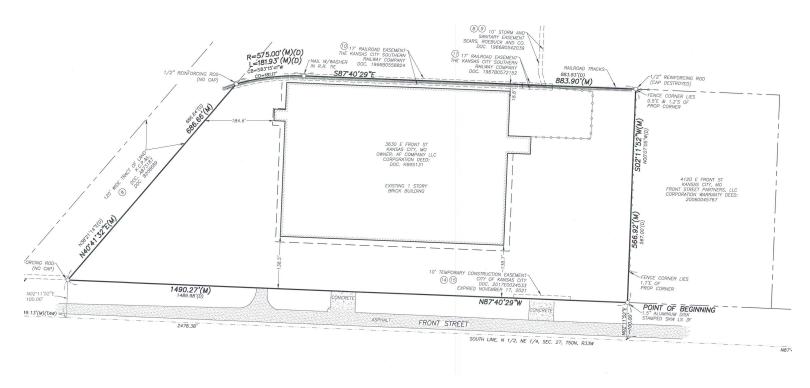
### Total Sq.Ft.: 246,000 +/- square feet













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