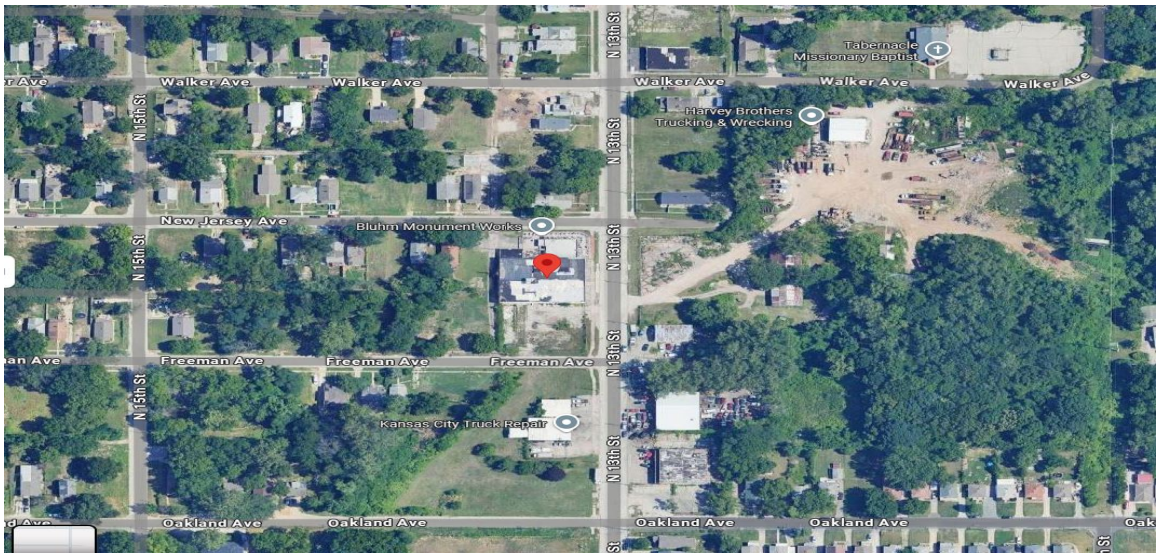


1608 N 13th St - Kansas City, KS 66102



26,000 SF INDUSTRIAL / WAREHOUSE

Kansas City, KS | Value-Add Opportunity

BUY AT \$16/SF | OWNER-USER OR INVESTOR

\$416,000

26,000 SF

KM2 Zoning

\$16/SF

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PROPERTY OVERVIEW

26,000 SF industrial/warehouse building in Kansas City, KS positioned as a value-add opportunity for an owner-user, investor, contractor, or light industrial operator. The property is zoned KM2 (Light Industrial/Manufacturing), allowing for warehouse, storage, contractor, light manufacturing, and distribution uses.

Situated in the Central KC KS / Fairfax submarket, this asset is located in one of the Kansas City metro's most active and in-demand industrial corridors. At an asking price of \$416,000, or just \$16/SF, the offering provides a low-basis acquisition in an infill metro location well below replacement cost.

INVESTMENT HIGHLIGHTS

- Acquire industrial product at just \$16/SF - significantly below replacement cost for industrial space in the Kansas City metro
- KM2 zoning supports warehouse, storage, contractor, light manufacturing, and distribution uses
- Positioned in the Central KC KS / Fairfax submarket, one of the metro's strongest industrial corridors
- Quick access to I-70, I-635, and the Fairfax Industrial District for strong freight and logistics connectivity
- Comparable industrial product in the submarket is trading at materially higher per-SF pricing
- Business-friendly Wyandotte County location supports owner-user and investor demand
- Bring your vision - cosmetic and functional upside available for the right operator or investor

BUILDING DETAILS

Building Size	26,000 SF
Property Type	Industrial / Warehouse
Stories	2
Typical Floor Plate	13,000 SF
Year Built	1965
Construction	Masonry
Class	C Industrial
Tenancy	Single
Power	100 AMP
Parking	2.5 / 1,000 SF; surface spaces available
Drive Ins	None
Levelers	None
Amenities	Fenced lot and signage

The building offers meaningful square footage at a basis that is difficult to replicate through new construction. Its size, zoning, and industrial character make it well suited for contractors, warehouse users, storage operators, and buyers seeking operational flexibility in an infill industrial setting.

LAND, SITE & ACCESS

Lot Size	1.50 Acres (65,340 SF)
Zoning	KM2
Building FAR	0.40
Parcel	209551
Frontage	200' on N 13th
Submarket	Central KC KS / Fairfax

- Quick access to I-70 and I-635, connecting to the broader Kansas City metro freight and logistics network
- Located near the Fairfax Industrial District, a major industrial and employment node
- 12 minutes to commuter rail and 26 minutes to Kansas City International Airport
- Strong traffic counts include 9,055 vehicles/day on Oakland Ave, 8,476 on N 17th St, and 4,341 on N 13th St

LOCATION ADVANTAGE

Positioned in Wyandotte County, the property benefits from one of the more business-friendly tax environments in the Kansas City metro. Its infill location provides immediate access to transportation corridors, surrounding industrial users, and established demand drivers.

The surrounding 1-mile population of 16,956 residents supports a solid labor pool for owner-operators, contractors, service businesses, and industrial users seeking nearby workforce access.



MARKET POSITIONING

- Submarket vacancy approximately 1.3%, reflecting a tight industrial market
- Estimated industrial market rents around \$5-7/SF NNN in the submarket
- Market sale pricing around \$54/SF, creating a strong value spread versus the current \$16/SF ask
- Kansas City industrial demand continues to be supported by logistics, manufacturing, and distribution users
- This pricing creates a compelling buy-below-market narrative for owner-users and value-add investors

VALUE PLAY: Buy well below market and replacement cost, improve functionality and presentation, and position for owner-user occupancy, lease-up, or a higher-value exit.

AREA DEMOGRAPHICS

Population (1 Mile)	16,956
Population (3 Miles)	62,928
Households (3 Miles)	21,104
Median HH Income (1 Mile)	\$41,376
Median HH Income (3 Miles)	\$48,433
Daytime Employees (3 Miles)	35,838

These demographics reinforce the property's appeal to owner-users and operators seeking access to labor, customers, and the broader Kansas City metro economy.

CONTACT FOR OFFERING DETAILS

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Ideal for owner-users, investors, and contractors looking to acquire significant industrial square footage at a fraction of new construction cost.