



FOR SALE:

**6301 NE  
BIRMINGHAM ROAD**

KANSAS CITY, MO 64117

**PEAK**  
Real Estate Partners

**PEAK REAL ESTATE PARTNERS**

8700 State Line Road, Suite 300  
Leawood, KS 66206

(913) 214-6445

[www.peakrealestatepartners.com](http://www.peakrealestatepartners.com)

**MIKE YEGGY**

Partner

(913) 475-7866

[myeggy@peakrealestatepartners.com](mailto:myeggy@peakrealestatepartners.com)

**ROSS SIMPSON**

Partner

(913) 221-3590

[grsimpson@peakrealestatepartners.com](mailto:grsimpson@peakrealestatepartners.com)

# PROPERTY HIGHLIGHTS

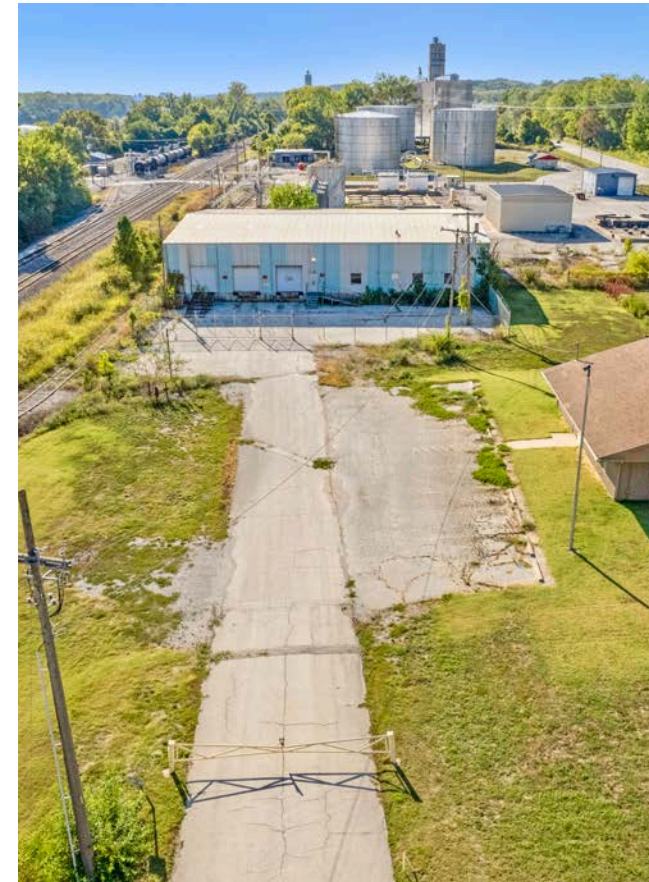
6301 NE BIRMINGHAM



6301 NE Birmingham (the “Property”) consists of a 12,000 square foot warehouse building and a 2,000 square foot office building on a 2.34-acre tract. The Property has a 6,000 square foot and an 11,000 square foot fenced outdoor storage yard with space to expand both areas. The warehouse has six dock high doors, two of which have rail spur access. The Property is located at the intersection of Interstate 435 and Highway 210, offering excellent highway accessibility from a centralized location.

## PROPERTY DESCRIPTION:

SALE PRICE	\$900,000
PRICE PER SF	\$64
PROPERTY ADDRESS	6301 NE Birmingham Road, Kansas City, MO 64117
YEAR BUILT	1960's
OCCUPANCY	Vacant
SQUARE FOOTAGE ( APPROX.)	
WAREHOUSE	12,000
OFFICE	2,000
TOTAL SF	14,000
TOTAL SITE AREA	2.34 Acres
LOADING DOCKS	6
CEILING HEIGHT	22'6" (peak)
COLUMN SPACING	Clear span
TAX PARCEL	18217000200701
REAL ESTATE TAXES	\$11,416 (2023)
ZONING	M3-5



# SITE PLAN

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# PROPERTY AERIAL

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