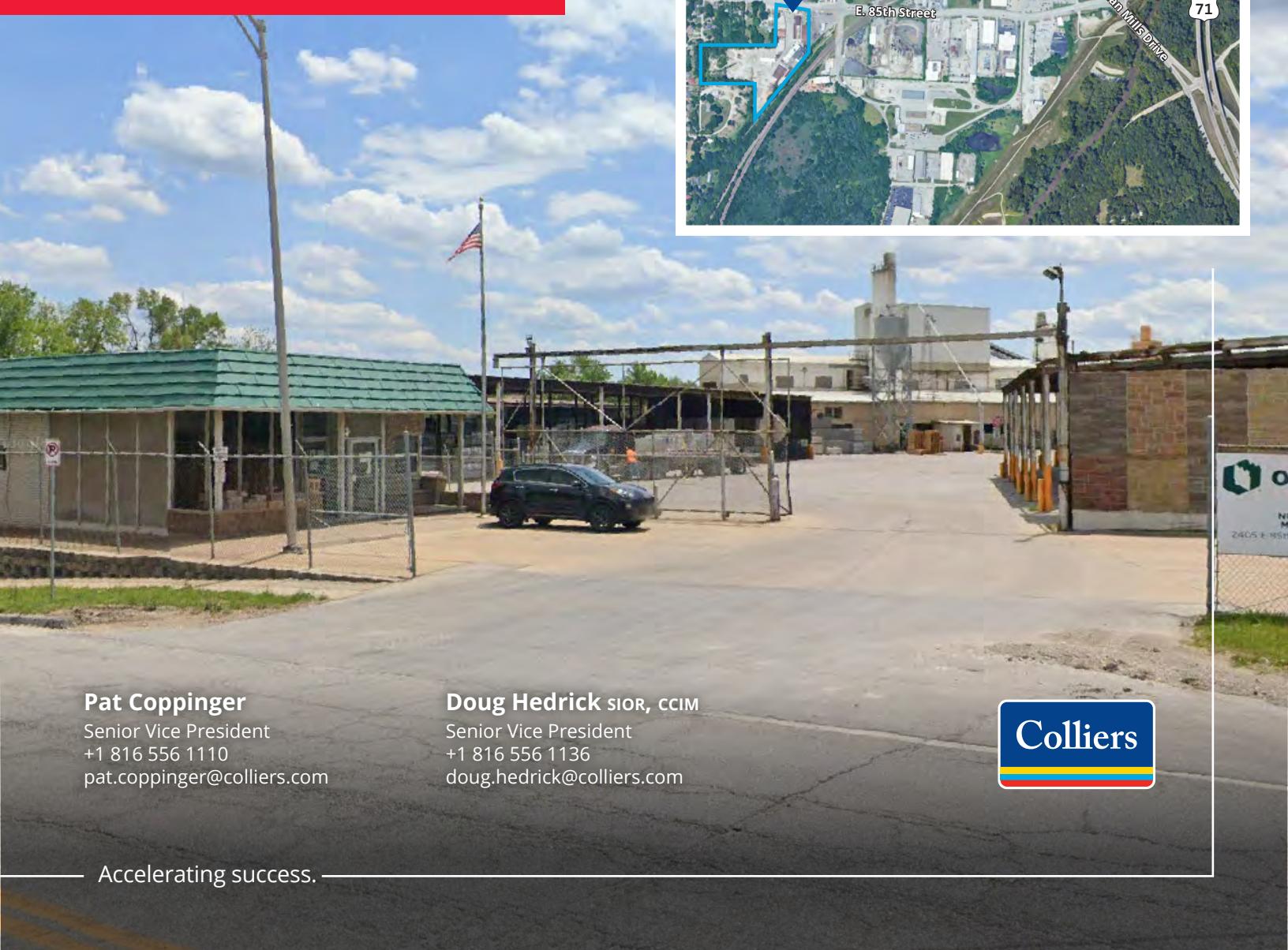


For Sale

10.84± Acre Industrial Lot

2405 E. 85th Street
Kansas City, Missouri

Price Reduced



Pat Coppinger
Senior Vice President
+1 816 556 1110
pat.coppinger@colliers.com

Doug Hedrick SIOR, CCIM
Senior Vice President
+1 816 556 1136
doug.hedrick@colliers.com

Colliers

Property Profile

2405 E. 85th Street



Property Features

- Land area: **10.84± acres**
- Total building area: **29,951± SF**
- Surface lot: majority paved or rocked
- Land use: Industrial
- Industrial park: Dodson Industrial Area
- Location: Excellent highway access
- Taxes: **\$25,065 (2023)**
- Price: **\$2,225,000**

1 - Plant Building

- Total size: **21,025± SF**
 - Main area: **17,400± SF**
 - Storage areas: **2,679± SF**
 - Break area: **946± SF**
- Clear height: **17'-20'6"**
- Power: **1,600 amp; 480/277v; 3-phase**
- Loading doors: 7
 - 4 (15'x10') drive in
 - 1 (22'x15') drive in
 - 1 (16'x15') drive in
 - 1 (10'x10') drive in

2 - Shop/Maintenance Building

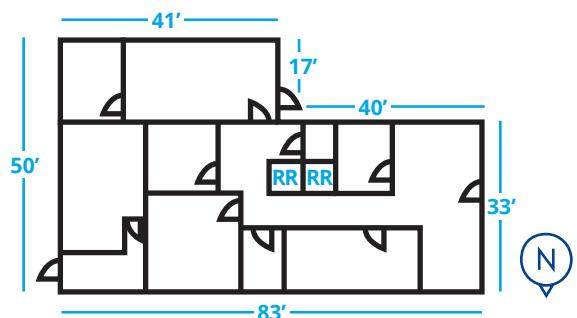
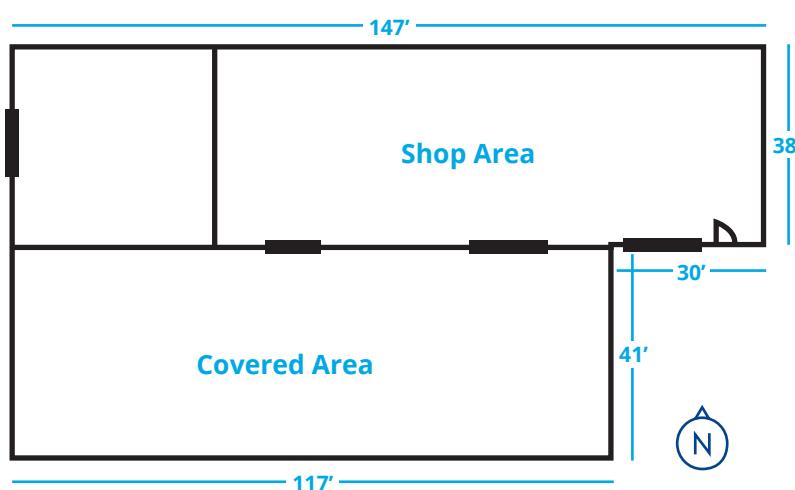
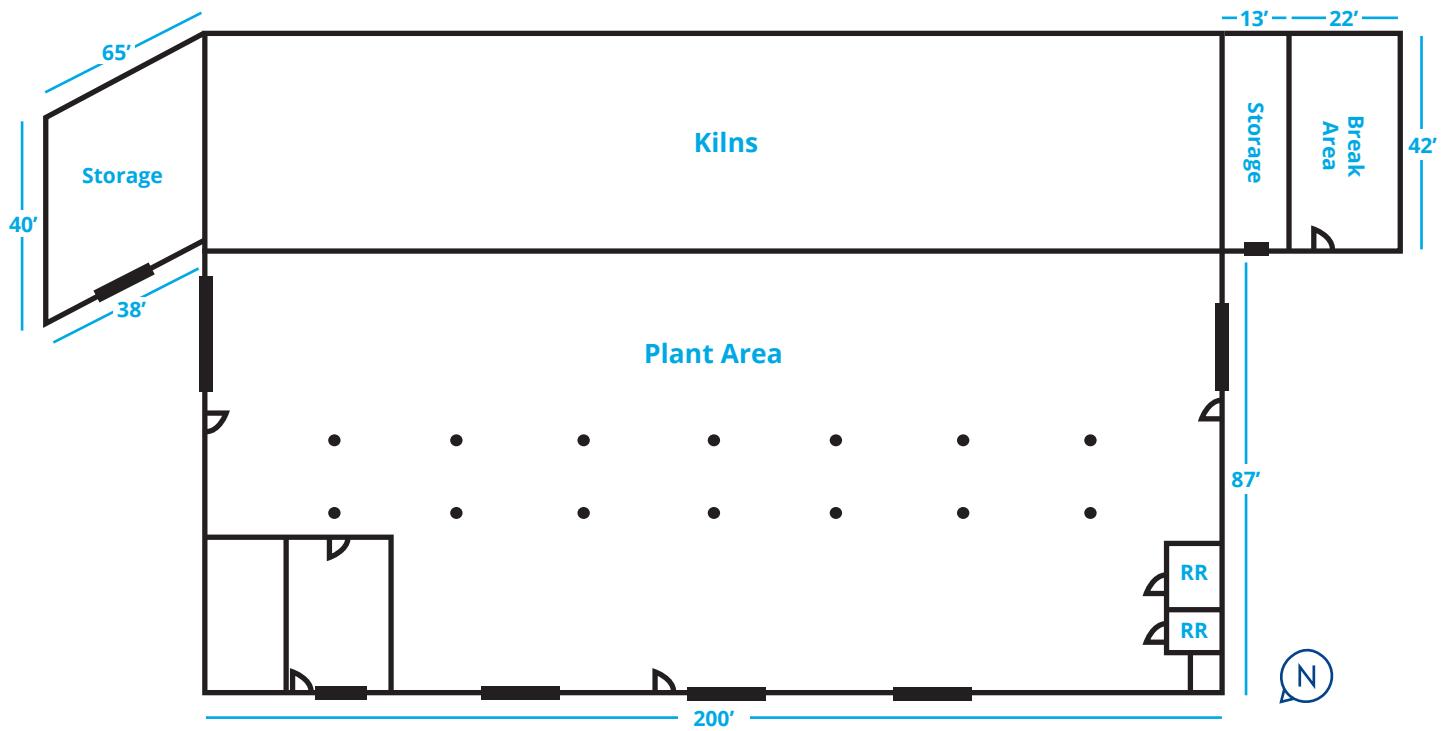
- Total size: **5,586± SF**
- Clear height: **13'-14'**
- Column spacing: Clear span
- Lighting: LED
- Power: **255 amp; 480/277v; 3-phase**
- Loading doors: 4
 - 2 (15'x10') van high
 - 1 (15'x10') drive in
 - 1 (12'x10') drive in

3 - Office Building

- Total size: **3,340± SF**

* Other structures on site serve as covered storage areas.

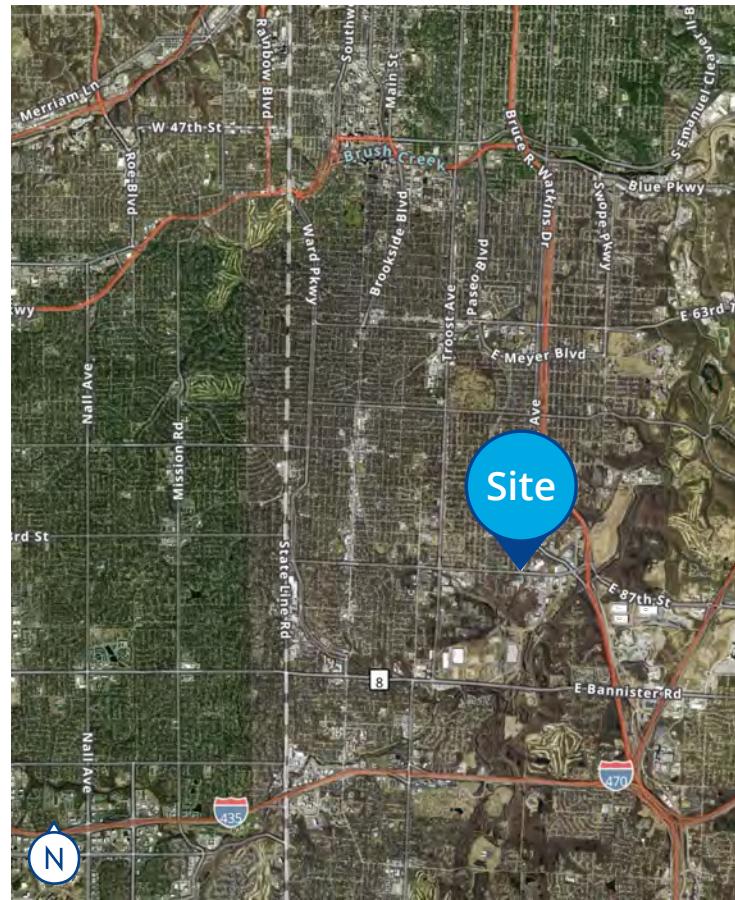
Floor Plans



*All dimensions estimated

For Sale

2405 E. 85th Street



Pat Coppinger
Senior Vice President
+1 816 556 1110
pat.coppinger@colliers.com

Doug Hedrick SIOR, CCIM
Senior Vice President
+1 816 556 1136
doug.hedrick@colliers.com

Colliers Kansas City
4900 Main Street, Suite 400
Kansas City, MO 64112
+1 816 531 5303
colliers.com/kansascity