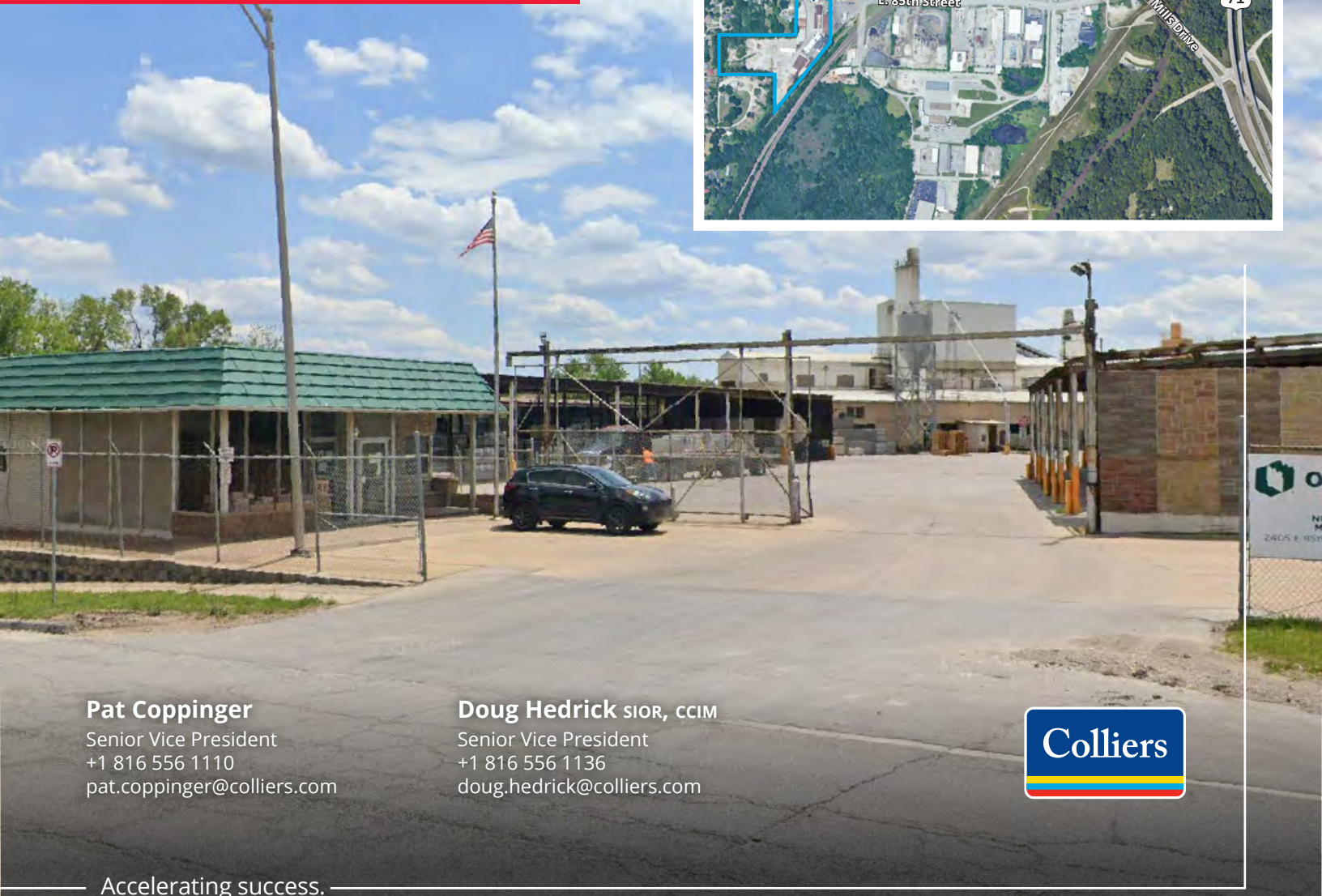
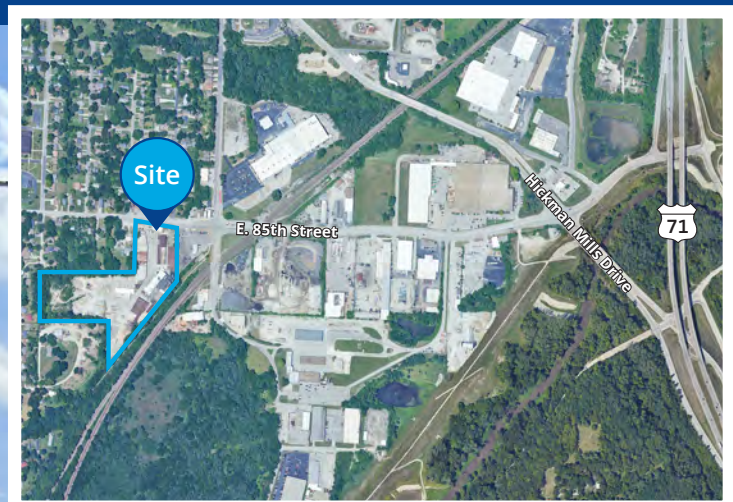


For Sale

10.84± Acre Industrial Lot

2405 E. 85th Street
Kansas City, Missouri

Price Reduced



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Colliers

Accelerating success.

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

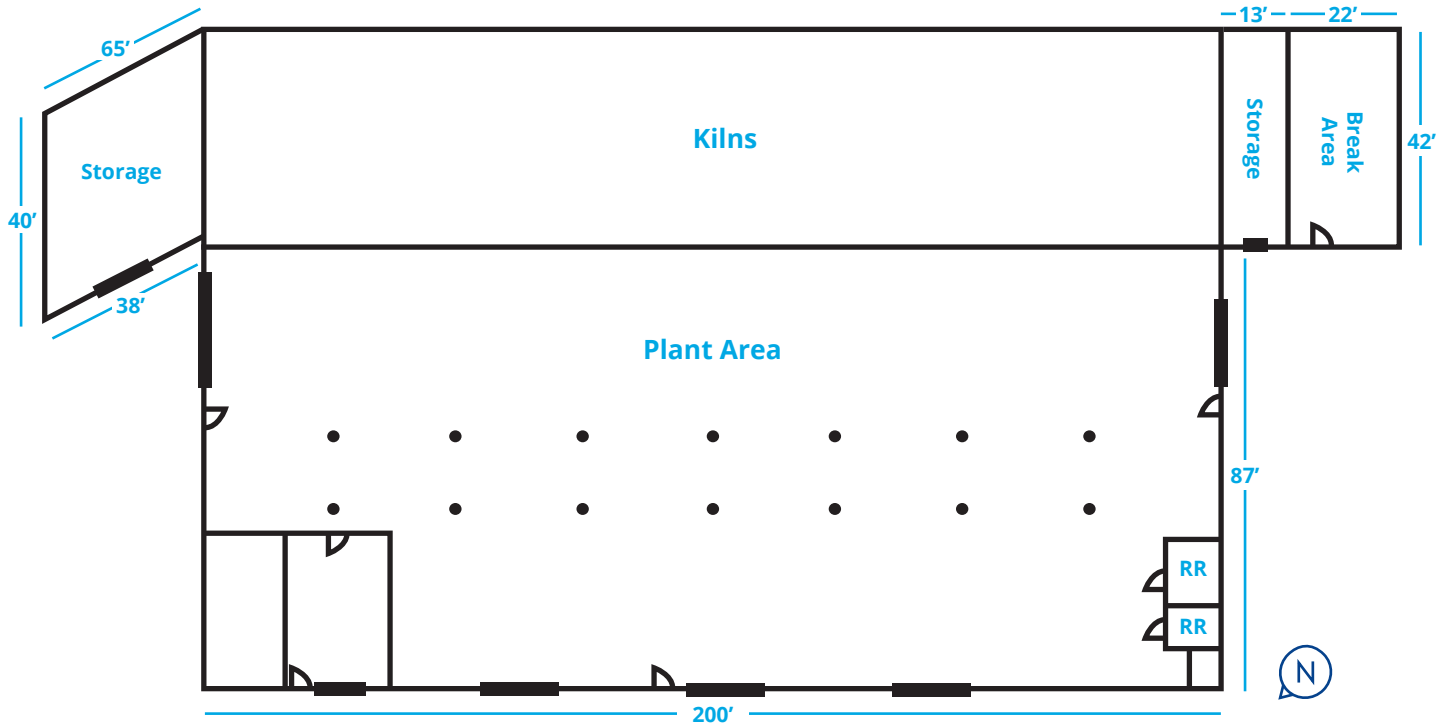
- Total size: 5,586± SF
- Clear height: 13'-14'
- Column spacing: Clear span
- Lighting: LED
- Power: 255 amp; 480/277v; 3-phase
- Loading doors: 4
 - 2 (15'x10') van high
 - 1 (15'x10') drive in
 - 1 (12'x10') drive in

3 – Office Building

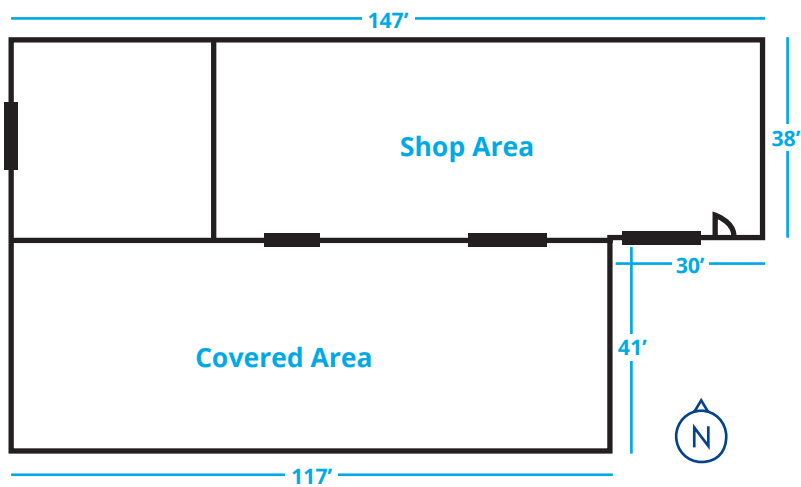
- Total size: 3,340± SF

** Other structures on site serve as covered storage areas.*

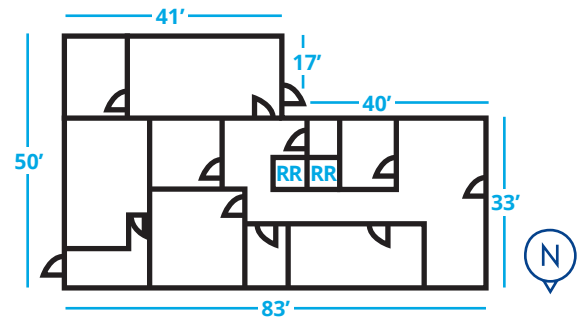
Floor Plans



1 - Plant Building



2 - Shop/Maintenance Building

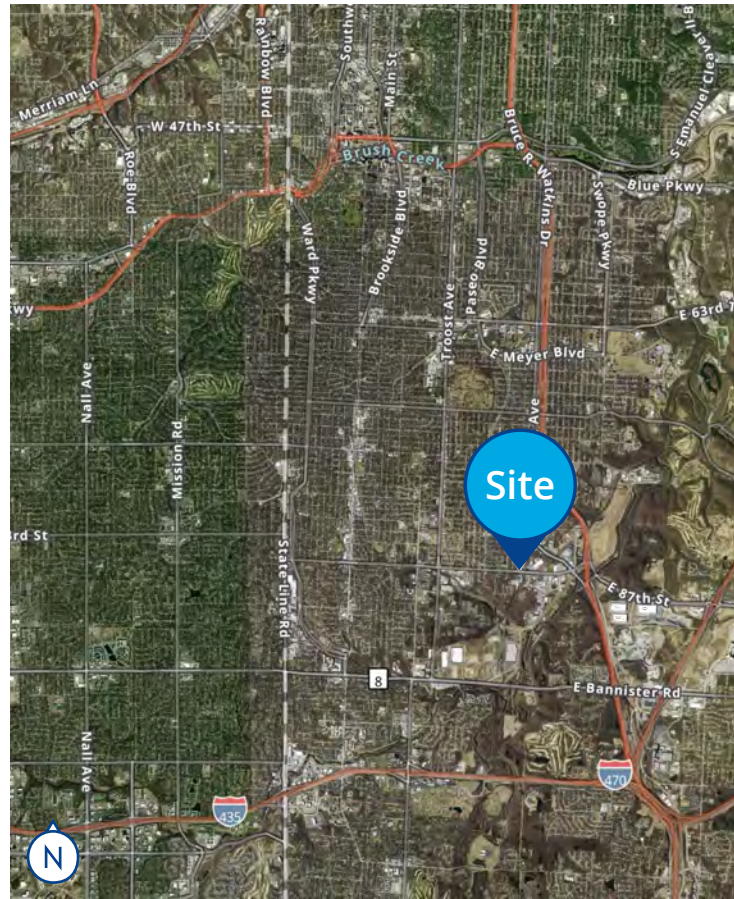


3 - Office Building

*All dimensions estimated

For Sale

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