

# For sale

7200 NE Birmingham, Kansas City, MO  
±31,200 SF available



## Property Highlights

- ±4,225 SF office
- Loading: 2 DH, 1 DI
- ±2.42 acre site
- 20' clear height
- 3,000 Amps 480/277 volt, 3 phase power
- Seller to leaseback property for 8-12 months or do a delayed closing
- **Sale Price: \$3,900,000**

### Nick Tinnel

Senior Vice President

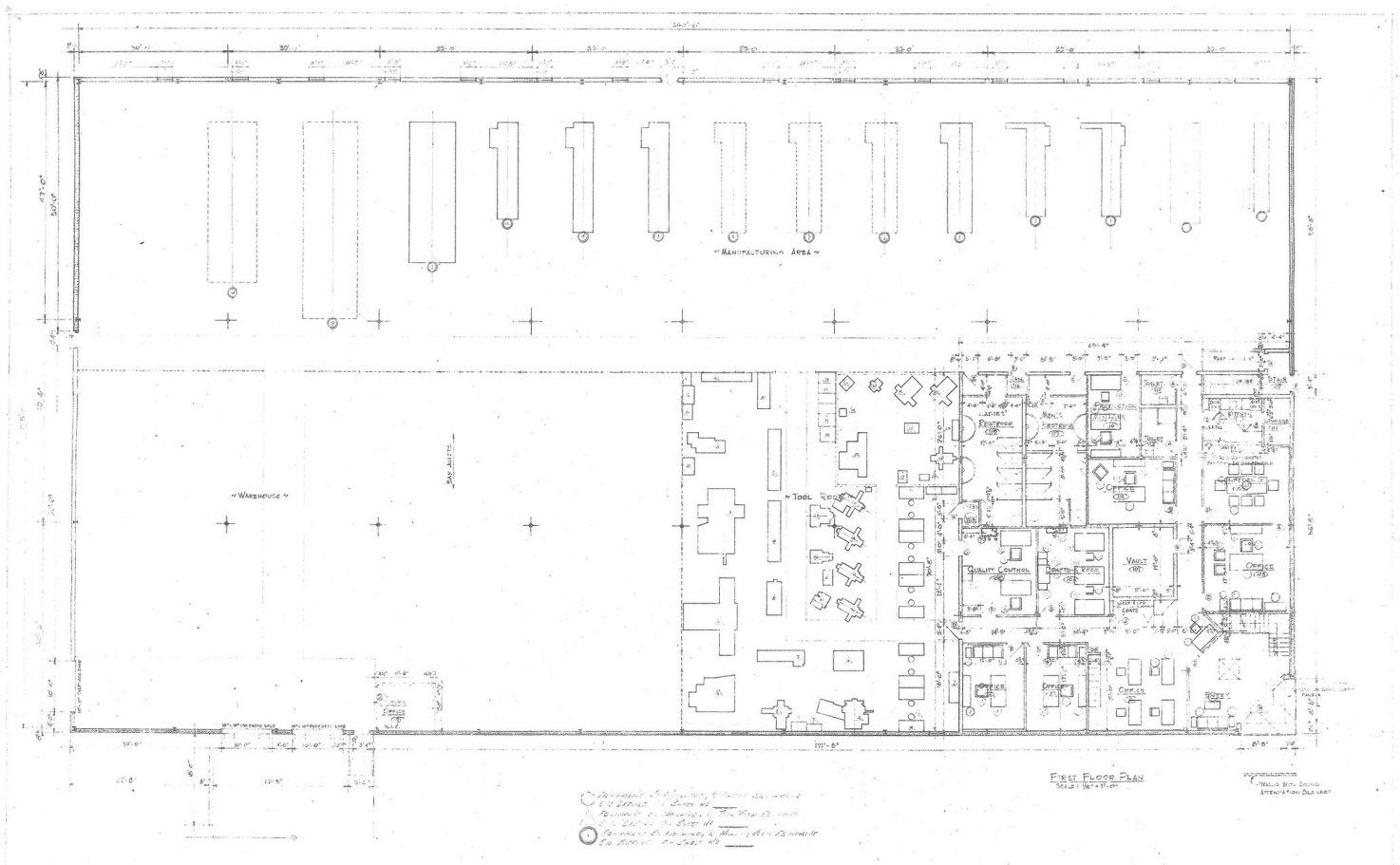
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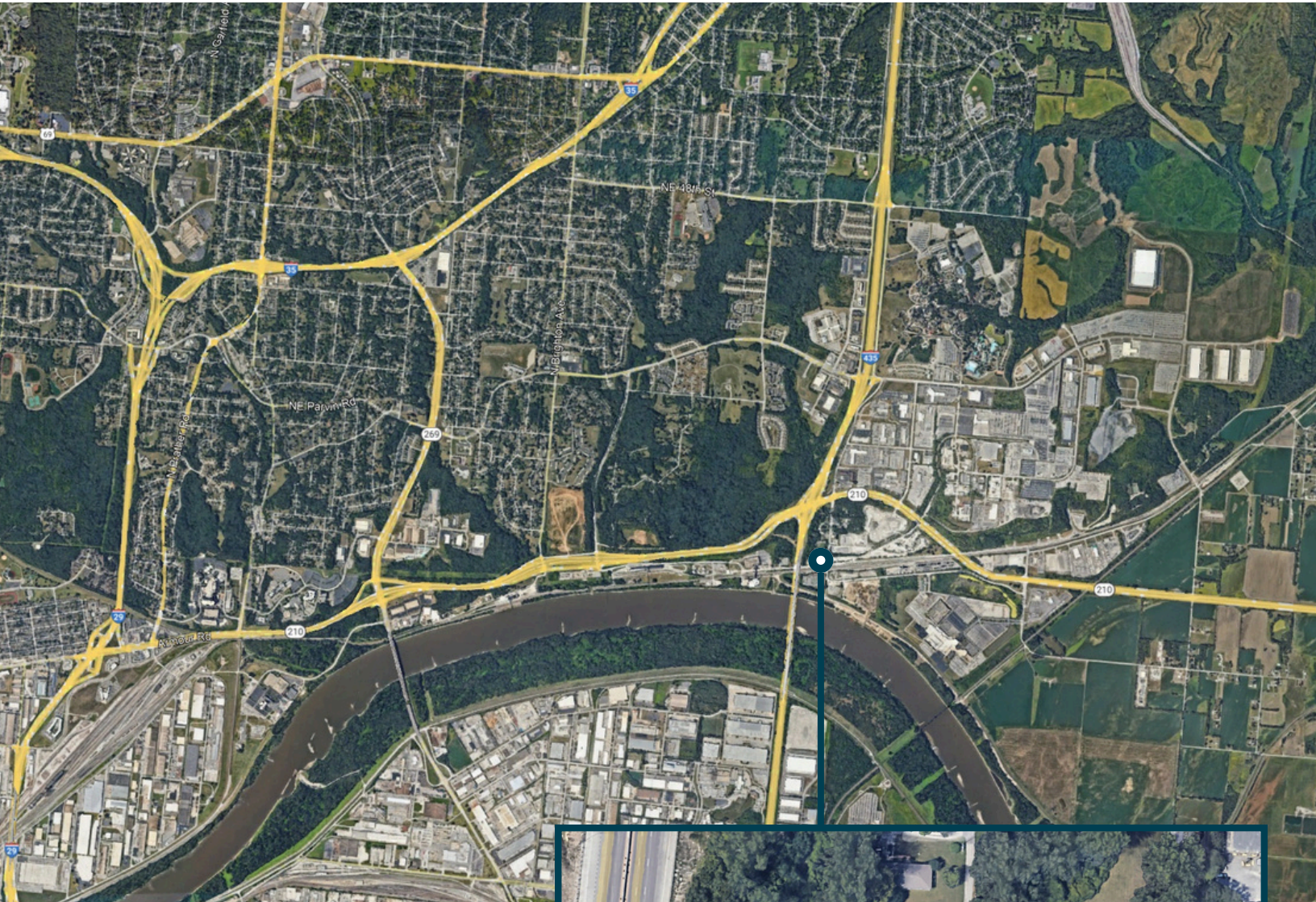
## Building Specs

<b>Building SF</b>	±31,200 SF	<b>Sprinkler</b>	Wet
<b>Structure</b>	Masonry	<b>Lights</b>	LED
<b>Office SF</b>	±4,225 SF	<b>Warehouse HVAC</b>	AC throughout building
<b>Loading</b>	2 DH, 1 DI	<b>Parking</b>	24 surface spaces
<b>Clear Height</b>	20'	<b>Column Spacing</b>	47' x 30'
<b>Electrical</b>	3,000 Amps 480/277 volt, 3 phase power	<b>Features</b>	10-Ton bridge crane and bus ducts
<b>Roof</b>	Built-up	<b>Taxes (2023)</b>	\$21,595.21





## Site Aerial



### Utilities

Electricity	Everg
Gas	MGE
San sewer	City of KCMO
Water	City of KCMO





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