

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**

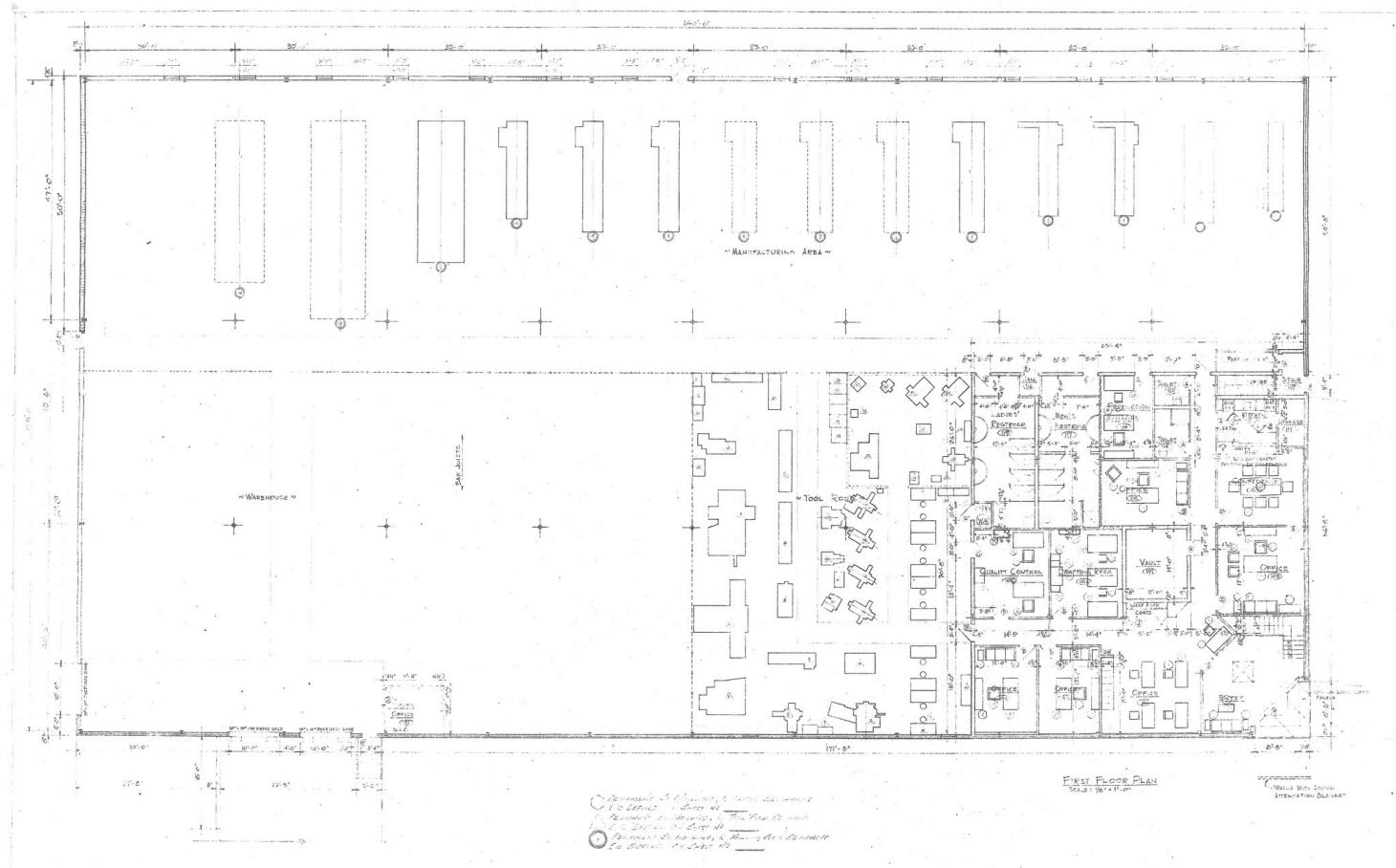
Nick Tinnel

Senior Vice President
nick.tinnel@jll.com
+1 913 469 4623

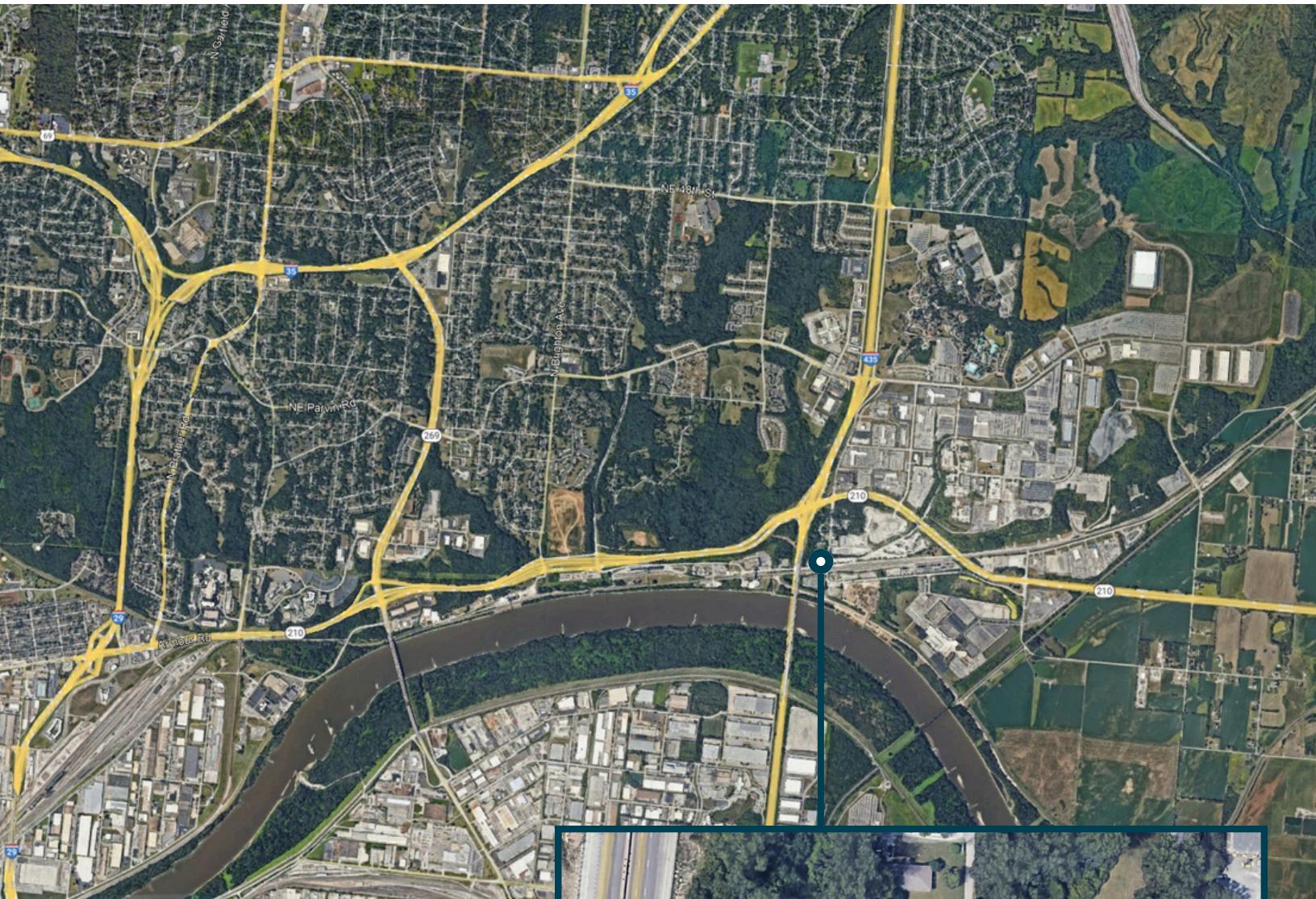
jll.com/kansas-city

Building Specs

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



Site Aerial



Utilities

Electricity Evergy

Gas MGE

San sewer City of KCMO

Water City of KCMO





Nick Tinnel

Senior Vice President

nick.tinnel@jll.com

+1 913 469 4623