

For Sale or Lease | 1161 S. 12th St. Kansas City, KS 66105
Fenced & Graveled Outside Storage | 2-17 Acres



-For Lease: \$2,000 Per Acre, Per Month + (NNN)

-For Sale: \$6,000,000

-Strategic IOS Sites with Easy Access to US-69, US-169, I-70, I-635 & I-35

-Heavy M-3 Zoning Allows Industrial Outdoor Storage

-Gated & Secure Lot w/ Single Access Point

-Compact Crushed Gravel Surface

-Electrical Hookups Available

-Net Expenses Estimated at \$700 Per Acre, Per Month

-CAM: Self-Performed

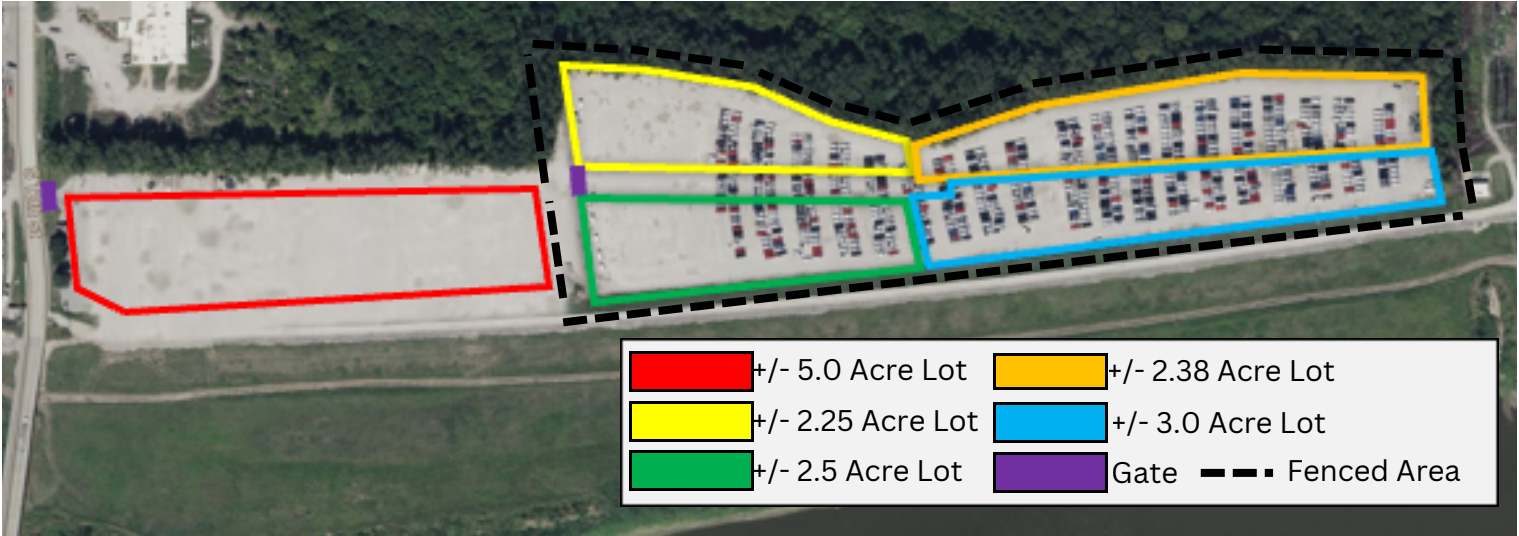
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Divisibility: 2 - 17 Acres
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Conceptual Site Plan



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