

# 4702

EASTERN AVE  
KANSAS CITY, MO 64129  
OFFERED AT \$899,000



A GREAT TURN KEY PROPERTY WITH EASY HIGHWAY ACCESS



## PROPERTY HIGHLIGHTS

- 8,000 sqft
- 6 Office Spaces
- 1 Full and 2 - 1/2 Baths
- Kitchenette and Reception Area
- Heated Warehouse
- 2350 Office Sqft - 5650 Warehouse
- 2 Garage Entries One is 12 x 18
- 200 Amp & 400 Amp 3-phase
- Great Parking
- Telephone & Speaker System

## CONTACT

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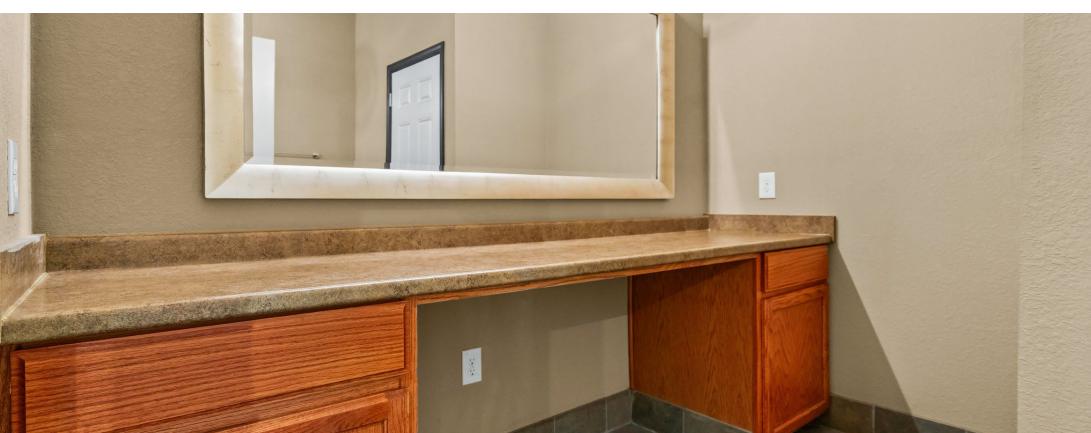
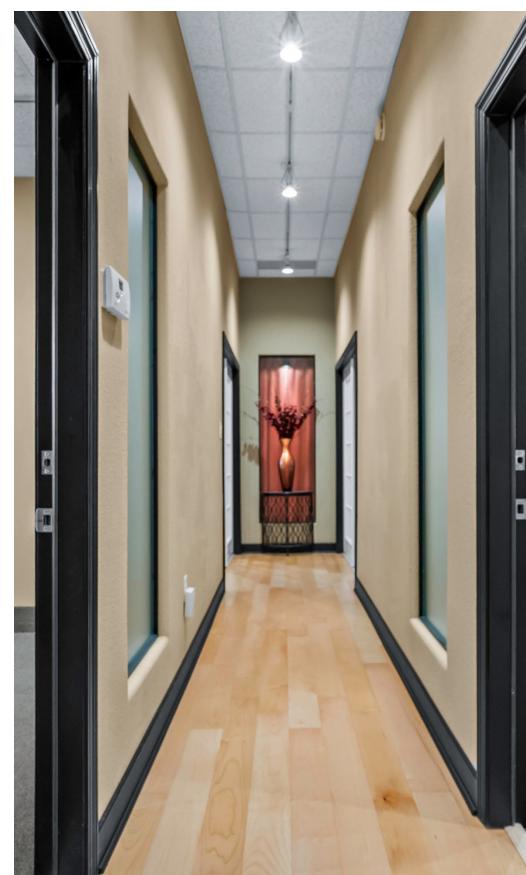


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Lee's Summit, MO 64086

## Office Side | Approx. 2,350 SF

The office portion of this well-maintained 8,000 SF industrial flex building is thoughtfully designed for functionality, comfort, and productivity. It features six private offices, three of which offer natural window light, creating a bright and welcoming work environment. The space is wired for a sound system and includes a full bathroom with shower located in the larger office, along with two half bathrooms, a dedicated dressing room, and a sound room, making it ideal for creative, production, or professional use.

A well-appointed kitchenette with appliances included provides ample cabinet storage, supporting daily operations with ease. A water filtration system is also included, reflecting the overall care and quality of the build-out. The office layout lends itself well to administrative, creative, professional, or client-facing functions while remaining seamlessly connected to the warehouse component.



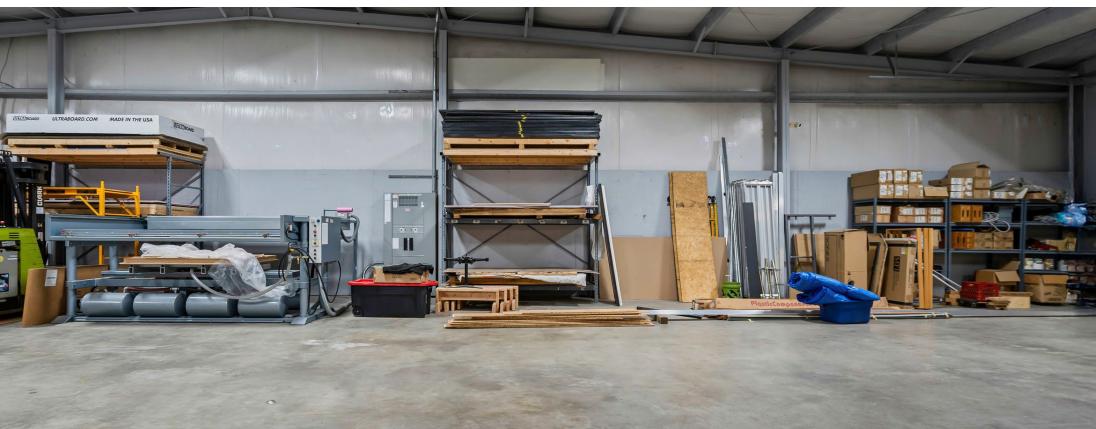
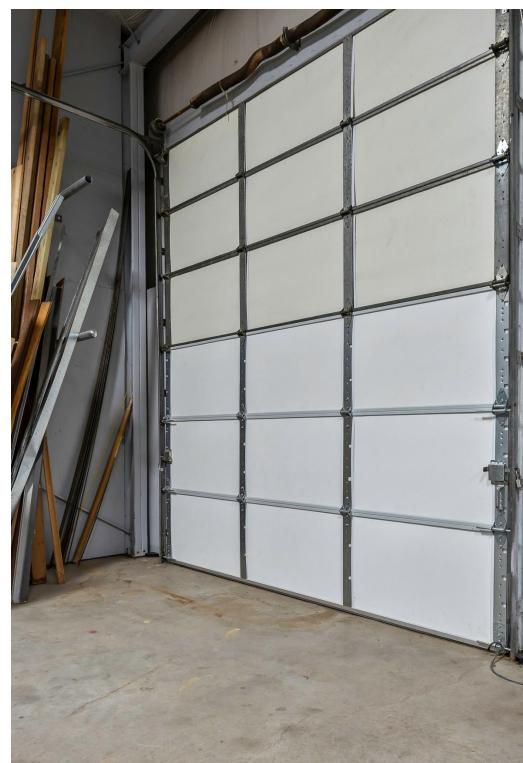
## Warehouse / Industrial Side | Approx. 5,650 SF

The rear/side of the building opens into a spacious, heated warehouse and storage area, thoughtfully built out with extensive storage to maximize efficiency for warehouse, manufacturing, or distribution needs. The space is highly functional and adaptable, offering strong infrastructure to support a wide range of operations.

Two garage doors provide excellent access:

- Front-entry garage door: 12' x 18'
- Rear/side-entry garage door: 10' x 12'

The tallest clearance reaches approximately 16 feet, allowing for equipment, racking, or flexible use. The property is well equipped with 200-amp single-phase and 400-amp three-phase electrical service, accommodating demanding operational requirements. A radon mitigation system has been installed, further demonstrating the proactive maintenance and care of the building.





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Zoned M1-5, the property is suitable for a variety of uses including light manufacturing, warehouse and distribution, contractor or trade headquarters, creative or production space, technology or fabrication operations, office/warehouse hybrid use, and storage or logistics (buyer to verify zoning and intended use). If you're seeking a solid, well-cared-for industrial flex space with strong infrastructure, flexible layout, and move-in-ready improvements, this property presents an excellent opportunity for your business.

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