

Outside Storage For Lease | 1.5 - 18.5 Usable Acres 8753 E US Highway 40 Kansas City, MO 64129



**\$3,000 Per Month / Acre - Gross Rent
6 Month Minimum**

- Multiple Lot Sizes & Configurations Available
- Owner Willing to Split & Fence Separate Lots
- Compact Rock Surface
- Lot 2 is Available November 1st, 2025
 - 1.5 Acres + Industrial Building
 - Additional \$1,500 Per Month for Building
- Ideal for Trailer Parking or Equipment Storage
- Excellent KC Location & Access to I-435 & I-70
- Zoning: Misc. Retail Trade



Upper Lot

\$3,000 / Month / Acre Gross + \$1,500 / Month / Building



Lot 1 - LEASED
2.5 +/- Acres Total

Lot 2
1.5 +/- Acres Total
+ Building



Upper Lot - Lot 2 – 1.5 Acres (Land + Building = \$6,000 / Month)

- Available November 1st, 2025
- 2,700 SF Newly Improved Warehouse
 - New Paint, Windows, Restroom, Small Office & Doors
- 3 Drive-In Doors – 12' x 12'

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**Lower Lot
\$3,000 / Acre / Month Gross**

- Lots 3, 4 and 5**
11.5 +/- Acres Total
- Lot 3**
5.0 +/- Acres Total
- Lot 4**
3.7 +/- Acres Total
- Lot 5**
2.8 +/- Acres Total

Back Lot
\$3,000 / Acre / Month Gross
Ability to Fence & Separate



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