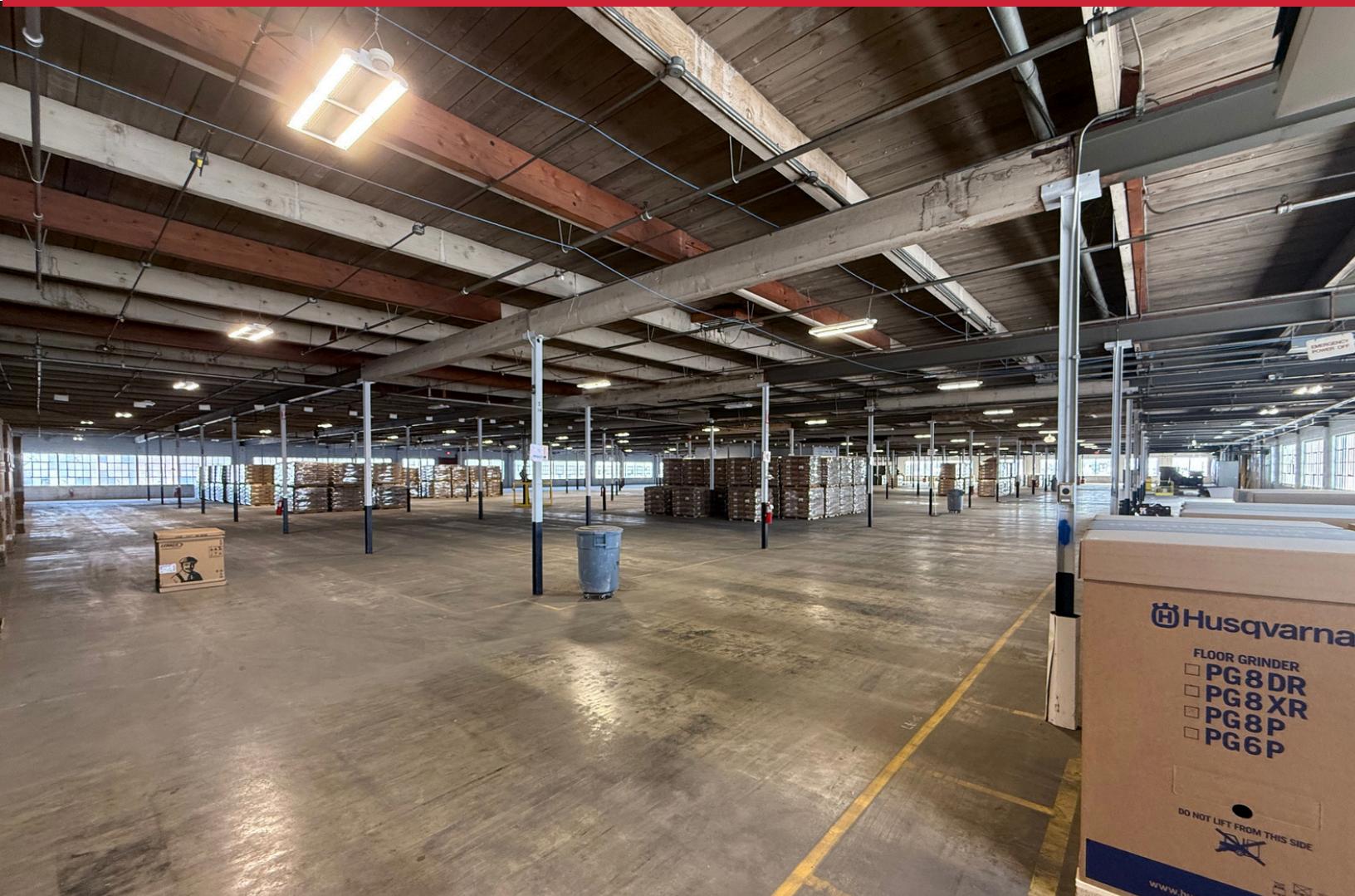
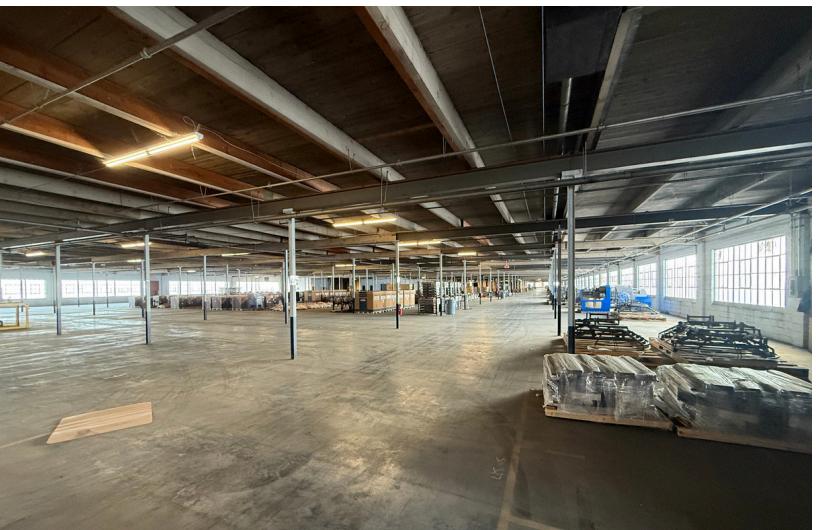
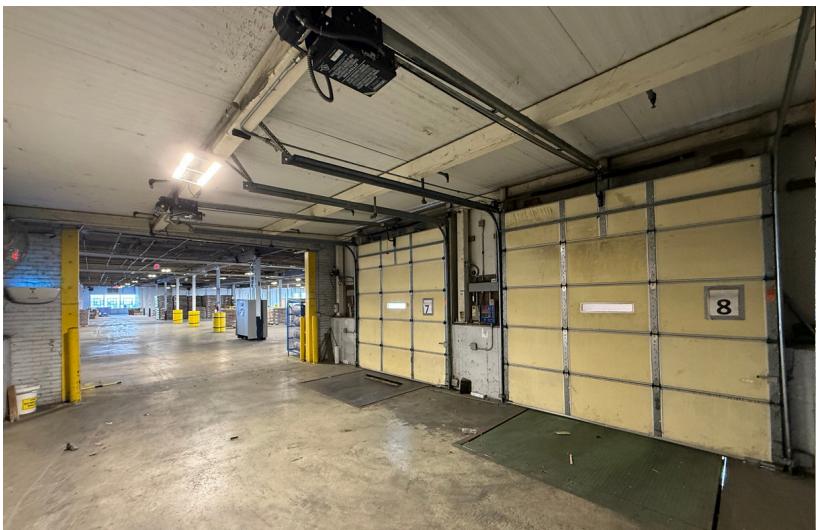


For Lease | 220 E. 14th Avenue North Kansas City, MO 64116

162,500 SF Available December 1st | Rents Starting \$3.50 PSF + NNN



162,500 SF Industrial Building with (7) Dock High Doors
Space Can Be Divided Into (3) ~ 40k-50k SF Warehouses with Dock High Doors
Available December 1st, 2025



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www.Haith.com

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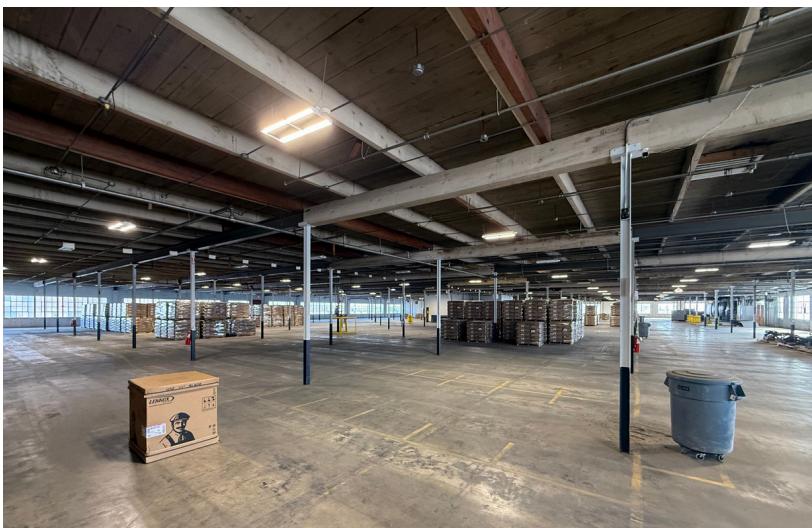
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162,500 SF Available December 1st | Rents Starting \$3.50 PSF + NNN



1 Story | 162,500 Total SF Industrial Warehouse

- ~ 10k SF Space Built Out as Lab / Office
 - Includes Future Office Space Already Framed In
- ~1,000 SF Office Space & Restrooms (South Side)
- 7 Total Dock High Doors:
 - 3 Covered Dock High Doors on Swift (East Side)
 - 2 Dock High Doors on 14th Ave (South Side)
 - 2 Dock High Doors on 15th Ave (West Side)
 - Bonus Roll Up Door Exits to ~2,000 SF Fenced Storage Area
- Space Can Be Divided Into: (3) ~40,000-50,000 SF Warehouses Each with Dock High Doors
- Additional Parking at 15th & Erie Available for Additional Fee (see map on previous page)
- (1) 2.5 MW Transformer 480v/4,000 amps
- (1) 1.0 MW Transformer 480v/1,600 amps
- 13' Clear Height
- Column Spacing 20' on Center
- Heated Warehouse

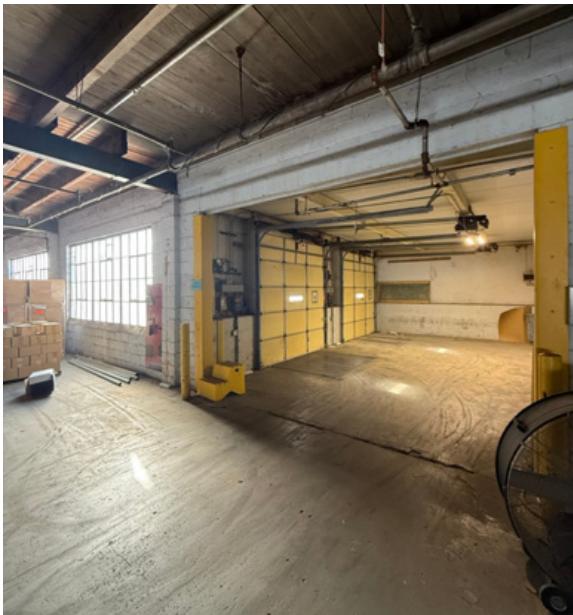


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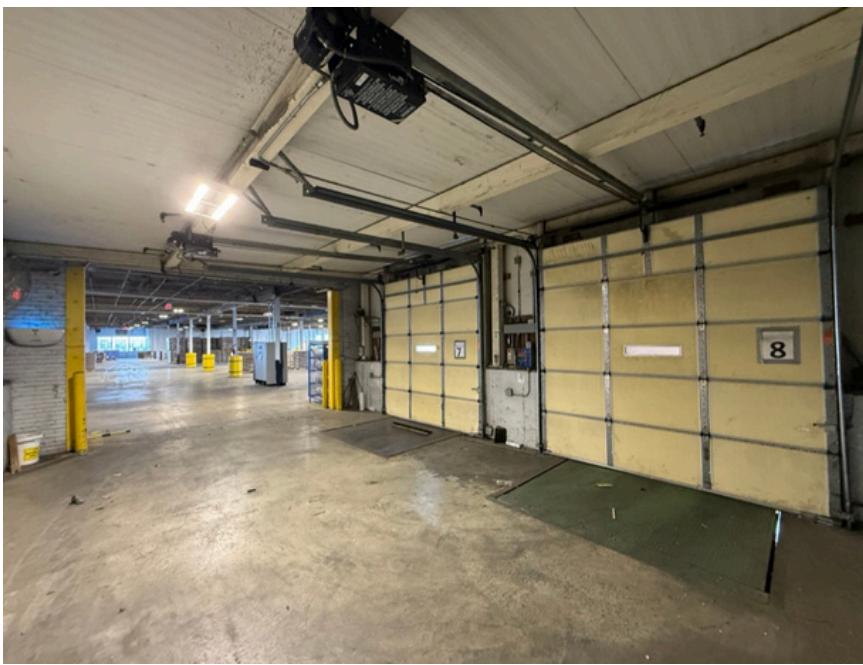
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West Side
15th Ave Street
(2) Dock High Doors



East Side
Swift Street
(3) Dock High Doors with
Covered Loading

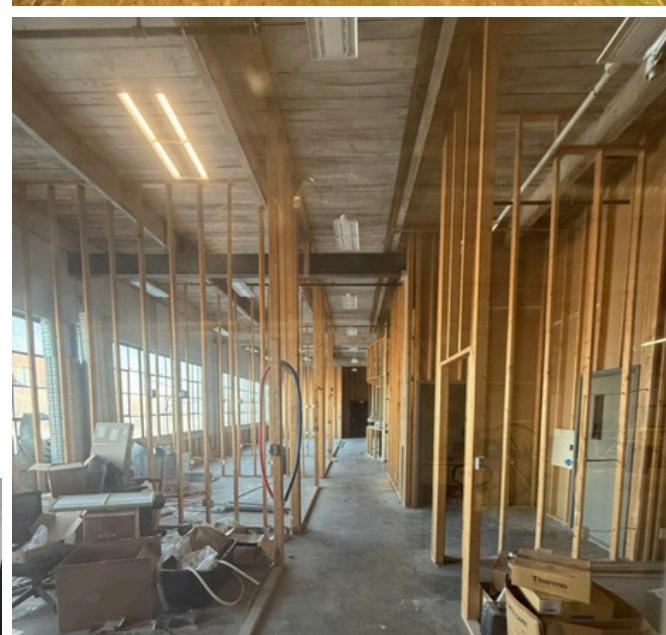
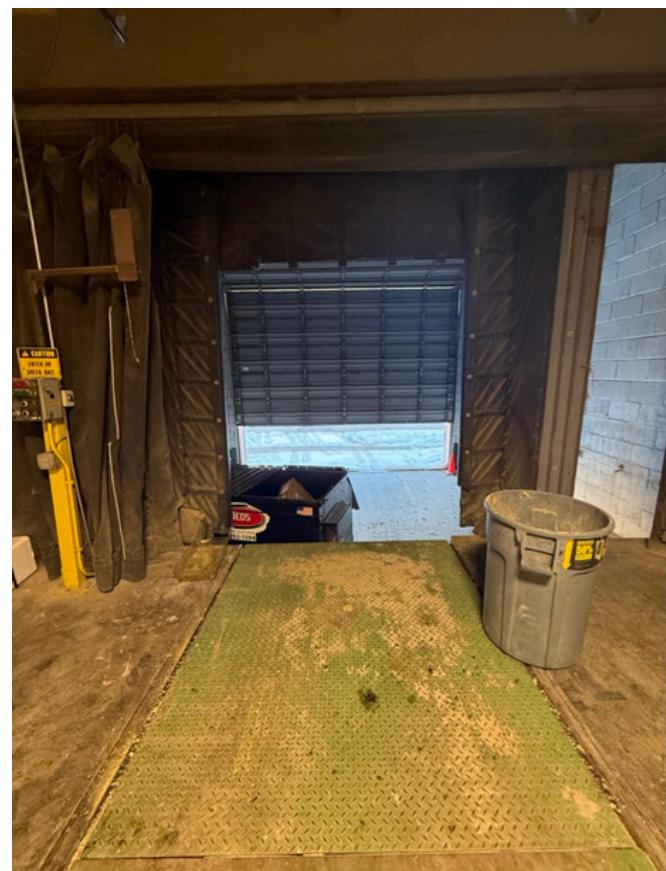
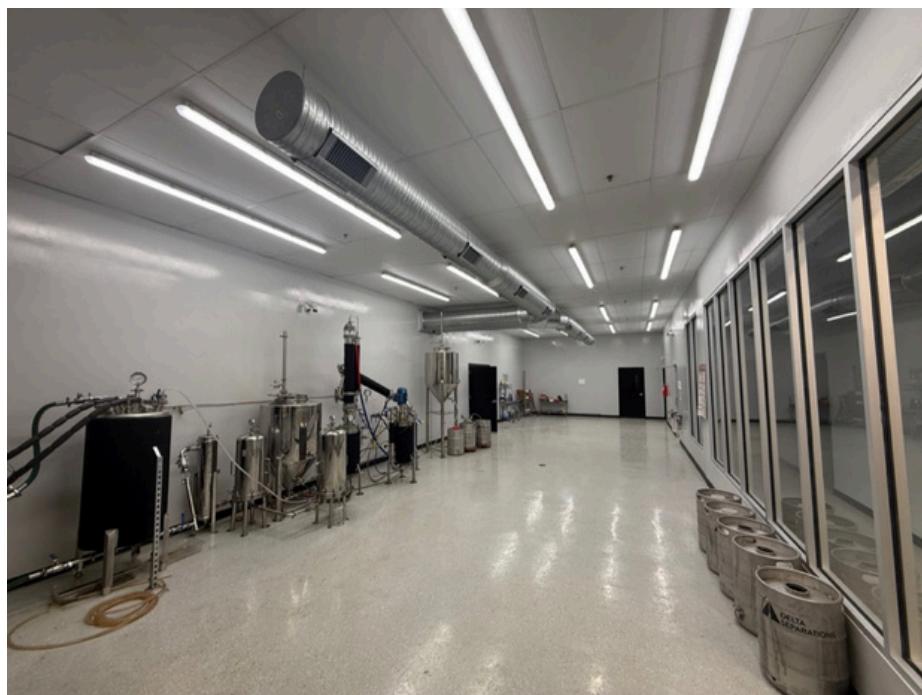


South Side
14th Ave
(2) Dock
High Doors



220 E. 14th Avenue North Kansas City, MO 64116

For Lease | ~9,275 SF Lab Space + Future Office - Call for Pricing

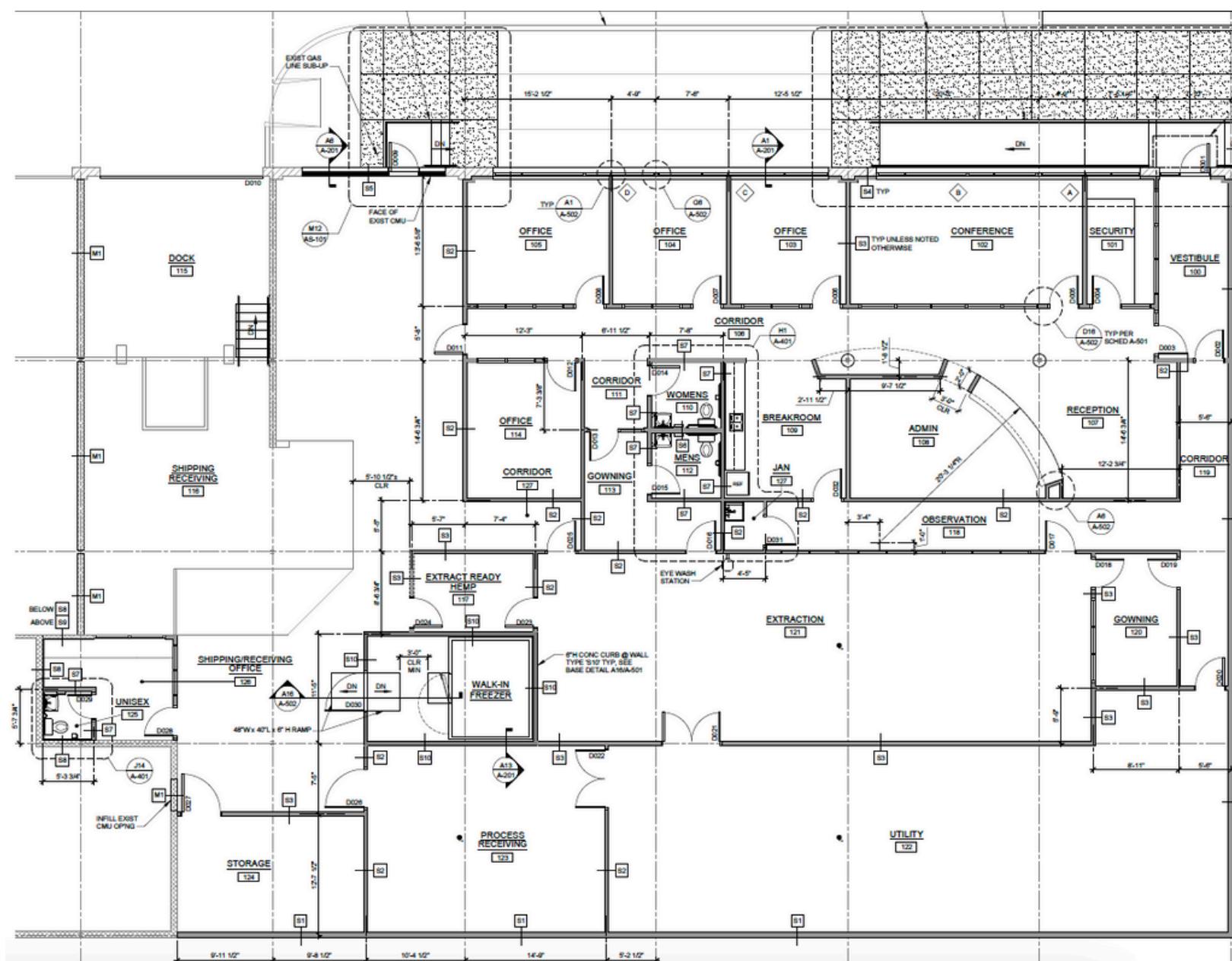


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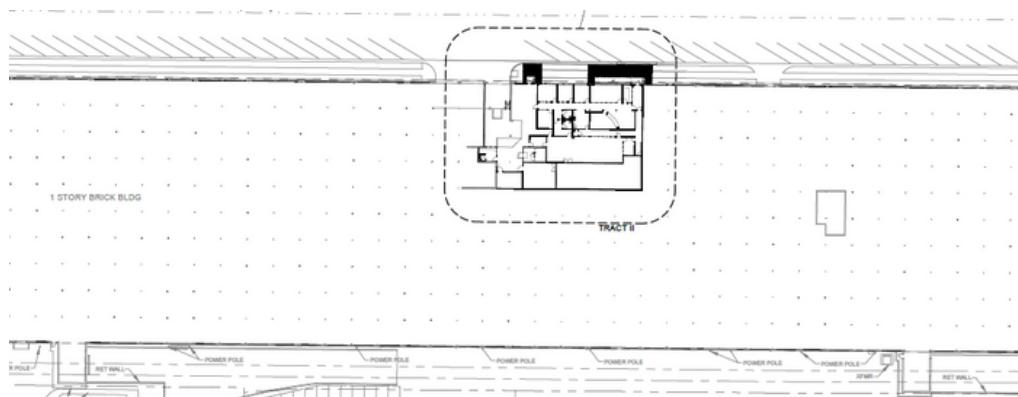
220 E. 14th Avenue North Kansas City, MO 64116

For Lease | ~9,275 SF Lab Space + Future Office - Call for Pricing



~ 9,275 SF Space Built Out as Lab Space

- Includes Future Office Space
 - Framed In Not Finished
- (1) Swift St. Dock High Door



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- Excellent North Kansas City Location on Swift Street - Nearly Two Full City Blocks
- Join the North Kansas City Renaissance as the Community Continues to Undergo Massive Redevelopment
- Surrounded by Multifamily, Retail, Restaurants, Industrial & More!
- Just 3 Blocks from Charming Armour Road Featuring Retail & Restaurants
- Space Can Be Divided Into (3) ~ 40,000 - 50,000 SF Warehouses Each with Own Dock High Doors
- Additional Parking Lot at 15th & Erie Can be Leased for Additional Fee (see map on previous page)

MCI Airport	16 Miles
River Market / Downtown	2 Miles
Briarcliff	2.5 Miles

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