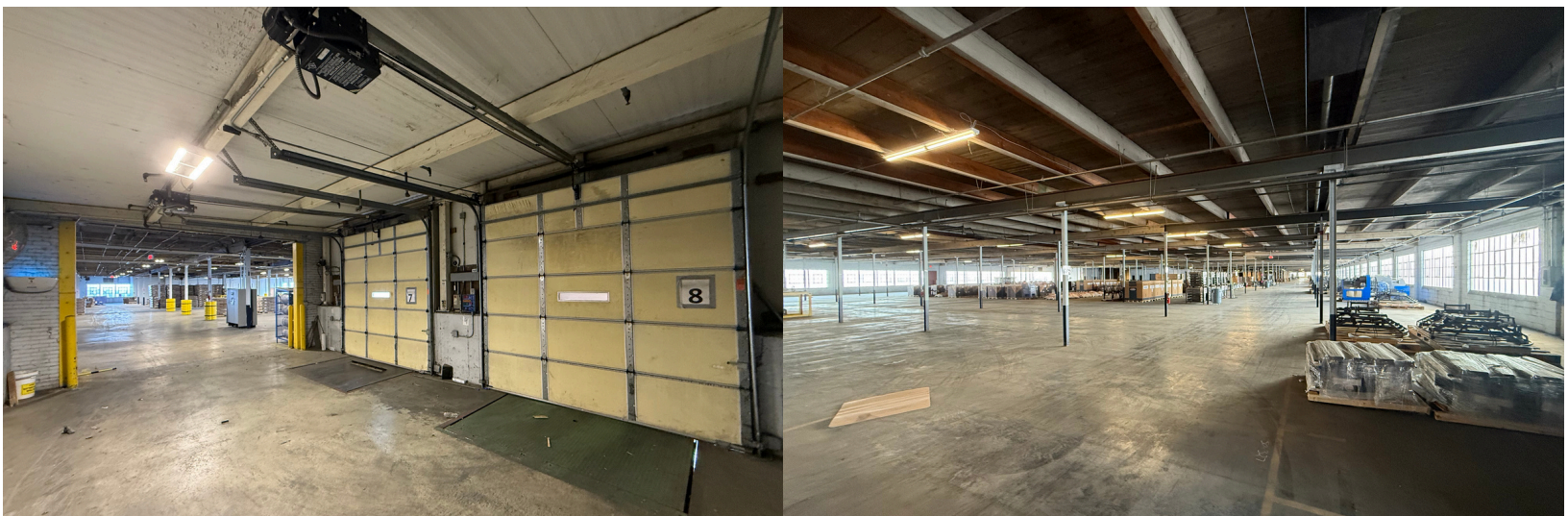


For Lease | 220 E. 14th Avenue North Kansas City, MO 64116
162,500 SF Available December 1st | Rents Starting \$3.50 PSF + NNN



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



David Smart
DSmart@Haith.com
O: (913) 219-0052
www.Haith.com

Haith
& Company, Inc.
Real Estate Services

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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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**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**



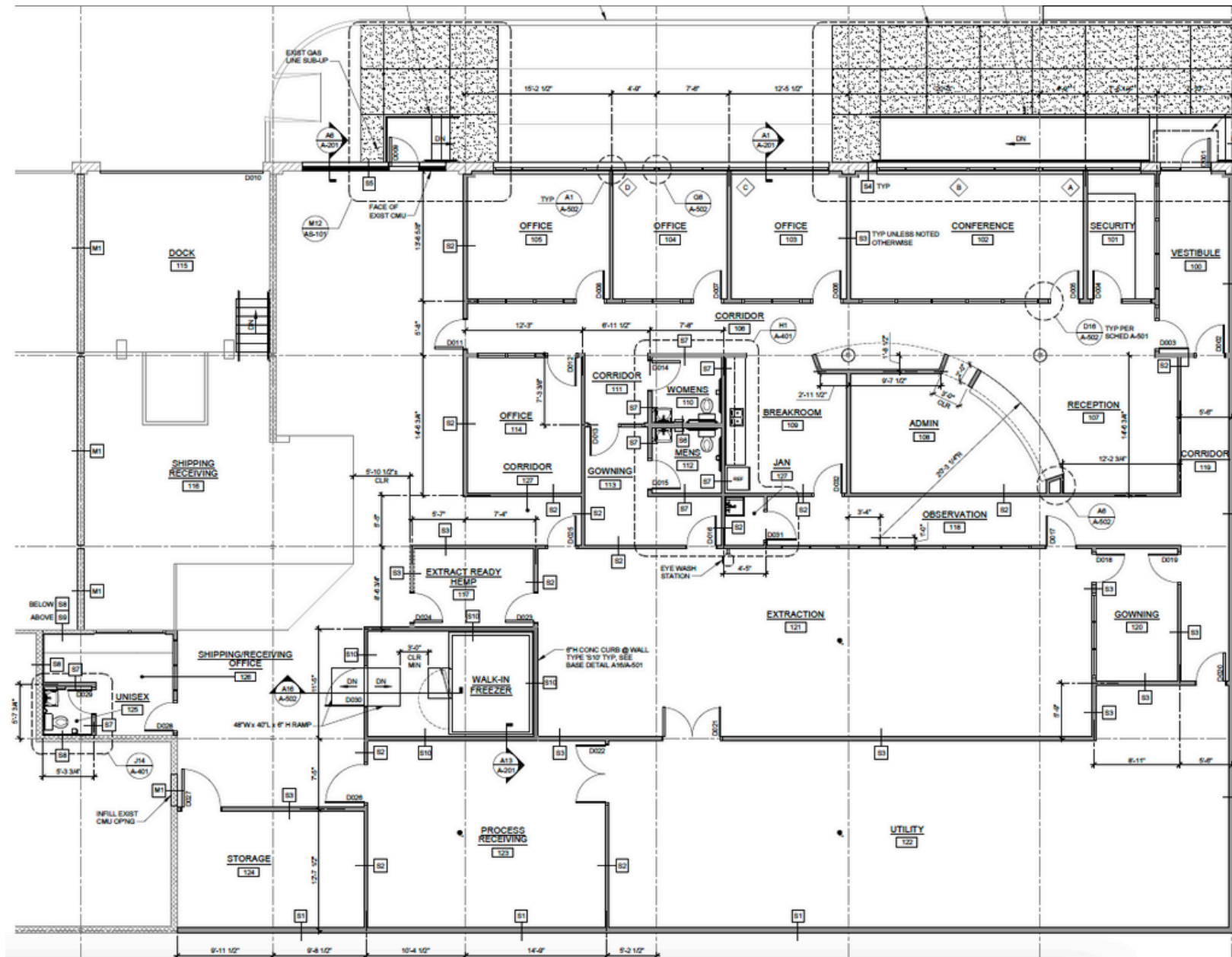
220 E. 14th Avenue North Kansas City, MO 64116
For Lease | ~9,275 SF Lab Space + Future Office - Call for Pricing



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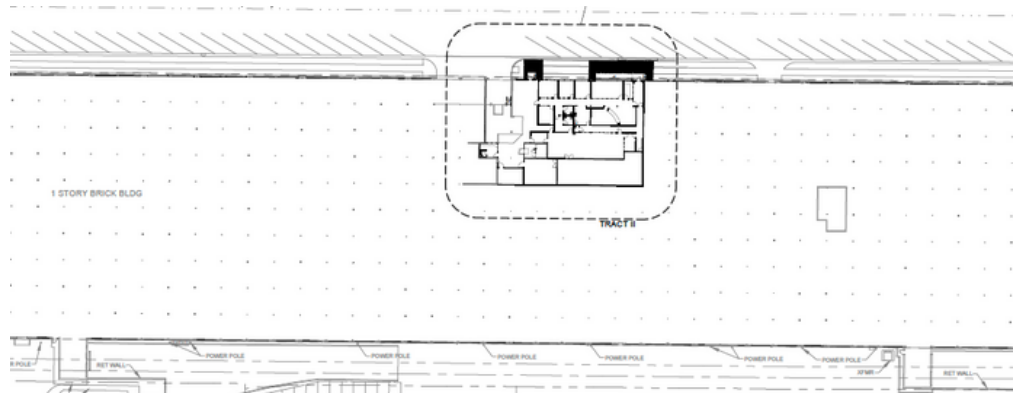
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220 E. 14th Avenue North Kansas City, MO 64116
For Lease | ~9,275 SF Lab Space + Future Office - Call for Pricing



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



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For Lease | 220 E. 14th Avenue North Kansas City, MO 64116
162,500 SF Available December 1st | Rents Starting \$3.50 PSF + NNN



- 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