



For Sale - Freestanding Industrial Opportunity
4201 E 100th Terrace, Kansas City, MO 64137
Offered at: \$729,000



Property Highlights

- ±12,672 SF freestanding building
- ±3.19 acres with significant outdoor storage or expansion potential Reinforced concrete exterior Single dock-high door (10' H × 8' W)
- 35-40 paved parking spaces
- 4.5 restrooms
- Load-bearing columns running east-west
- Fresh exterior paint
- Single-story layout ideal for industrial workflows
- Signage visibility along US-71- Zoning: R175

A Rare Industrial Value-Add Opportunity on 3.19 Acres Positioned in the heart of South Kansas City with immediate access to I-435, I-470, and US-71, this freestanding ±12,672 SF building offers a unique chance for an owner-user or industrial operator to secure a large land parcel at an exceptional price point. Originally constructed as a small school in 1975, the structure features reinforced concrete exterior walls, a wide-open interior footprint, and load-bearing columns running east to west - a flexible canvas ready for redevelopment, expansion, or specialized industrial use. Sitting on ±138,857 SF of land, the property provides abundant outdoor storage, fleet parking, or future building expansion potential. A fresh coat of exterior paint has already been completed, giving the building a clean, refreshed presence. Interior systems (electrical & HVAC) have been removed ideal for buyers who want to install modern infrastructure tailored to their operational needs.



Contact: Patrick Dunn



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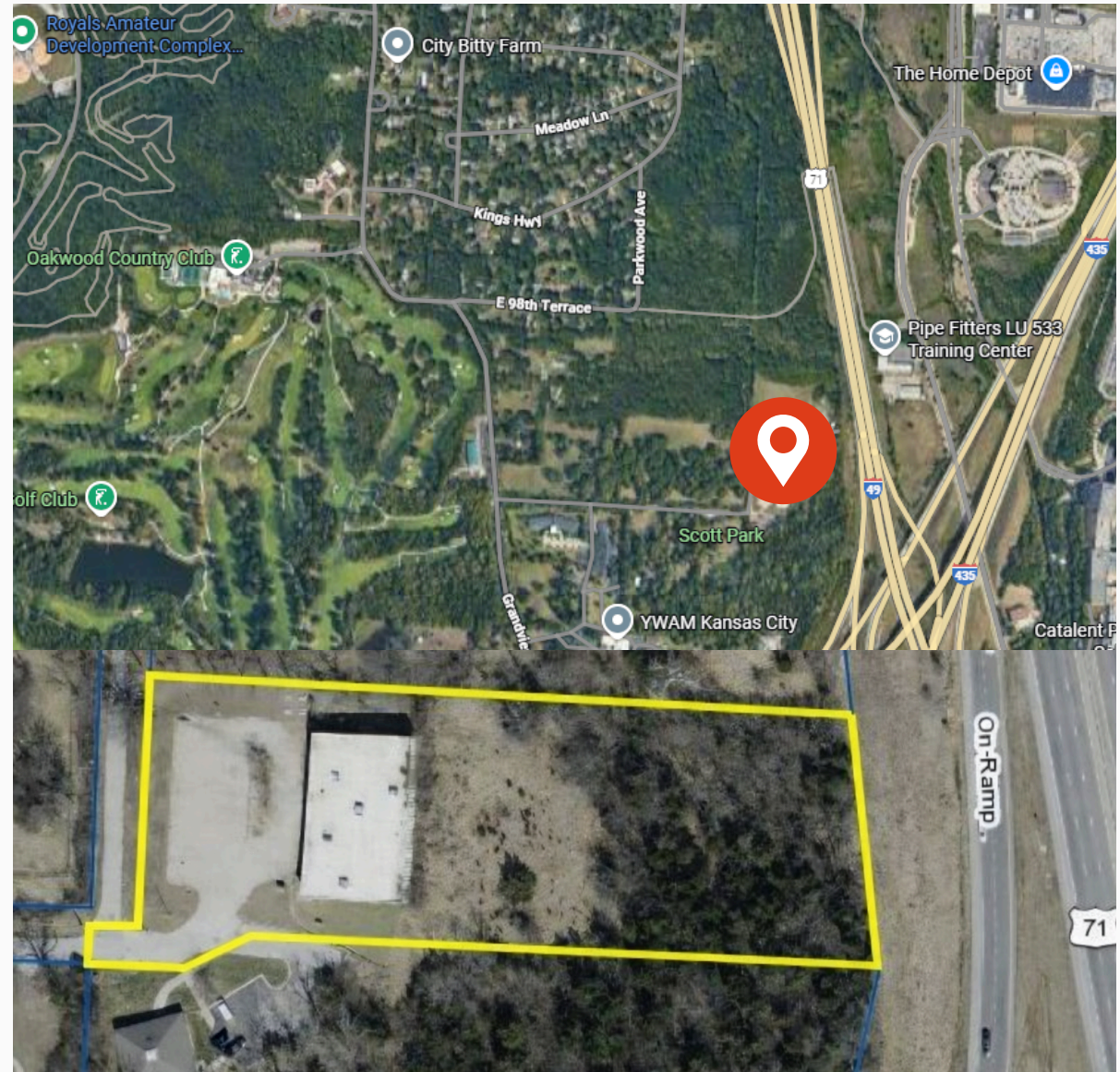
STRATEGIC LOCATION

Nearby Destinations:

- Oakwood Country Club
- Home Depot - 0.6 mi
- FedEx Shipping Center - 0.7 mi
- Oracle Cerner Innovations Campus
1.4 mi

Connectivity:

- US-71 Highway
- I-435 - I-470
- 20 minutes to Downtown KC
- 47 minutes to Kansas City
International Airport



[View The Site](#)

[Scan Here](#)



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HIGHLANDS
REAL ESTATE

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Offering Details

Price: \$729,000

Delivered vacant

Best suited for industrial,
manufacturing, service operations, or
corporate campus

Interior systems removed - ready for
modernization

Why This Property Stands Out

Large land parcel at a rare price point

Freestanding building with no shared
walls

Ideal for users needing both interior
workspace and outdoor yard

Perfect value-add opportunity -
customize the interior to your needs

Strong visibility for branding or fleet
presence



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