

# 1510 S. 42<sup>ND</sup> STREET

## KANSAS CITY, KANSAS 66106

INDUSTRIAL FOR SALE [40,000± SF] OR LEASE [10,000± SF – SECTION B]

## Now Listed for Sale Investor/User Opportunity

### PROPERTY FEATURES

- Excellent central location with access to Metropolitan and I-635
- Heavy power - 480V Service
- Ample parking
- Zoned MP-1
- Potential outside storage

### ADDITIONAL INFO

TOTAL BUILDING SIZE	40,000± SF on 2.5± Acres
SALE PRICE	\$1,995,000
AVAILABLE FOR LEASE	10,000± SF
LEASE RATE	\$4.25 PSF NNN
TAXES	\$57,200 (2024)
INSURANCE	\$0.53 PSF
AVAILABLE	Immediately



For more information, please contact:

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## Industrial Space for Lease

### Section A: 16,750 SF

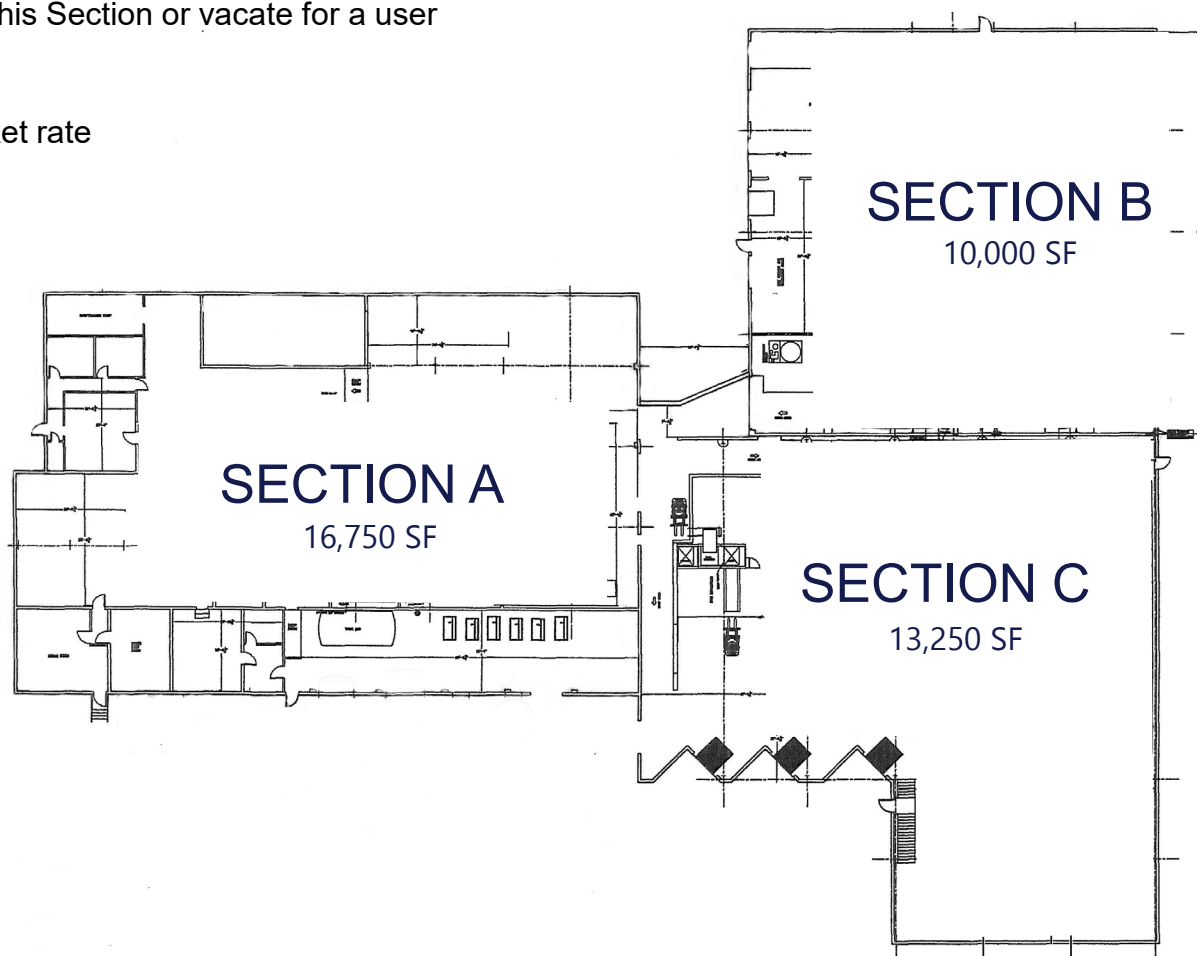
- Upon a sale, owner would sign a 3-year lease in this Section or vacate for a user

### Section B: 10,000 SF

- Currently leased month-to-month at a below market rate
- 5 dock high doors
- No office or restrooms
- 16' Clear Height

### Section C: 13,250 SF

- New 3-Year lease commenced 6/1/25
- 3 dock high doors
- 19'-22' Clear Height



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