



Industrial Building and Lot For Sale or Lease

**5200 AND 5203 E 59TH STREET
KANSAS CITY, MISSOURI**

Property Highlights

- 41,300 (±) sf
- 1,775 (±) sf of office area
- Centrally located with close access to I-49 and I-435
- Includes adjacent (to the north) 1.15 acre lot
- Dock-high, van-high and drive-in loading
- LED lighting
- 3 Phase power and wet sprinkler system
- Heavy M3-5 industrial zoning
- Lease rate \$6.00/sf, NNN
- Sale price \$2,272,000 (\$55.00/sf)

For information, please contact:

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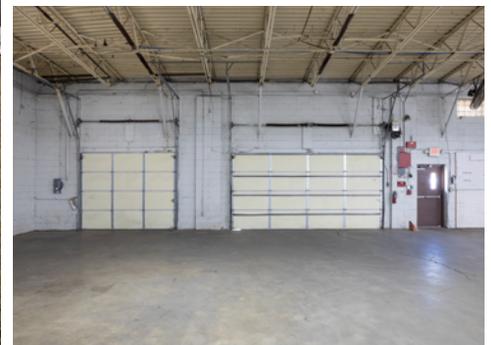
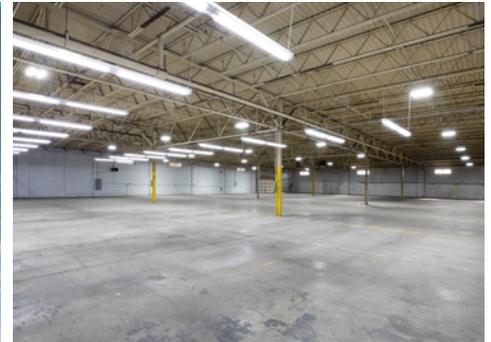
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5200 AND 5203 E 59TH STREET, KANSAS CITY, MISSOURI

Property Highlights

Address:	5203 and 5200 E 59th Street, Kansas City, Missouri
Site:	2.4 acres plus adjacent (to the north) 1.15 acre lot
Year Built:	1965
Total Building Area:	41,300 (±) sf
Total Office Area:	1,775 (±) sf
Lighting:	LED (Warehouse)
Clear Height:	17'
Sprinkler:	WET system
Loading:	1 (14'x9') grade level door, 2 box truck doors with levelers, 2 dock doors
Power:	3-Phase
Lease Rate:	\$6.00/sf NNN
Sale Price:	\$2,272,000 (\$55/sf)



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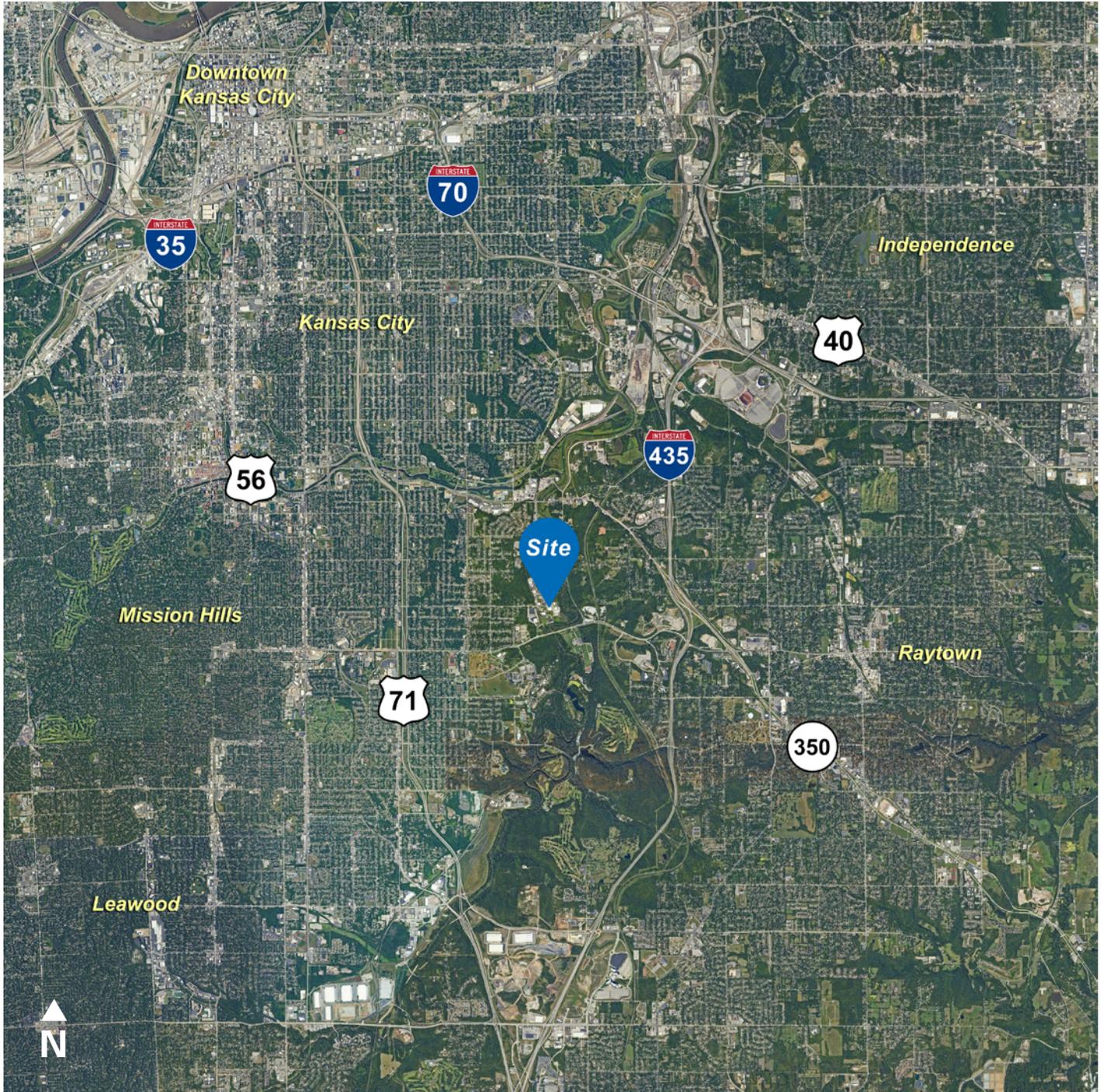
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