

# FOR SALE | Class A Flex Industrial | NO KCMO E-Tax

6807 Sobbie Road, Pleasant Valley, MO



Rare Owner-User Purchase Opportunity | 100% Climate Controlled | Built 2023



## Property Size:

- Land: 1.31 +/- ACRES
- Building: 10,910 SF

## PRICE:

- \$1,950,000

## HIGHLIGHTS:

- The 1% Advantage (**No E-Tax**): Located within Pleasant Valley city limits, this property is exempt from the 1% Kansas City, MO Earnings Tax.
- Rapid connectivity to I-35 and I-435, 15 minutes to Downtown KC, 30 minutes to MCI Airport.
- Near-Zero Vacancy Submarket: The Northland the small-bay flex sector historically low vacancy. New construction of this size creates high scarcity value
- Flexible "Blank Slate": Open clear span layout adapts to any use

[DRONE LINK](#)

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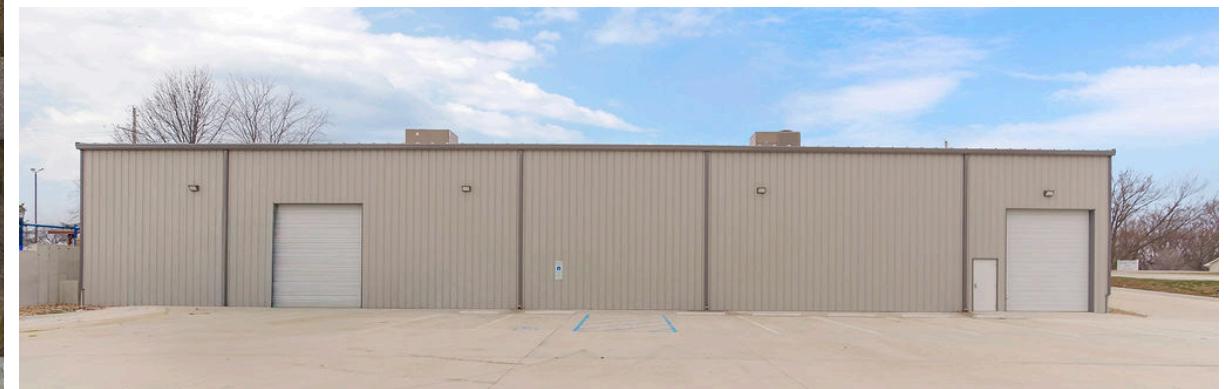
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### PROPERTY SPECIFICATIONS

- Building Size:** 10,910 SF
  - 10,400 SF Ground Floor
  - 510 SF Office / Mezzanine
- Loading:** (2) 12' x 14' Drive-In Doors
  - Framed for 5 additional
- Clear Height:** 22' Eaves / 24' Center
- Construction:** Structural Steel Frame, Clear Span
- Parking:** 37 Concrete Stalls
- Power:** 200 Amp, 3-Phase Electric Service
- HVAC:** (2) 10-Ton Sun Core Gas Units (20 Tons Total Capacity)
- Taxes** (2025): \$27,680.19



### INTERACTIVE LINKS

[Building Plans](#)

[Media](#)

[Drone Video](#)

[Map Link](#)

### INTERIOR LAYOUT

**First Floor:** Expansive open industrial area featuring men's and women's restrooms with showers—ideal for post-shift cleanup or gym/sports facility use.

**Second Floor:** Professional reception with street-side entrance, private executive office with half-bath, and large rough-in storage area ready for custom finish.