



Industrial Building for Sale or Lease

**1405 WOODSWETHER ROAD
KANSAS CITY, MISSOURI**

Property Highlights

- 6,700 (±) sf industrial building on 0.95 gated and fenced acres
- Centrally located near downtown Kansas City
- Direct proximity to I-70, I-35, and I-29
- 3,640 (±) sf of recently renovated office space and 3,060 (±) sf of barrel-ceiling warehouse space
- Ceiling clearance of 11'9"
- Eight 8x8 dock doors, one 10x8 dock door
- One 8x8 drive-in door
- Lease rate \$9.85/sf, NNN
- Sale price \$1,000,000

For information, please contact:

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Director

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Richard H. Chamberlain, SIOR, LEED AP

Managing Director, Principal

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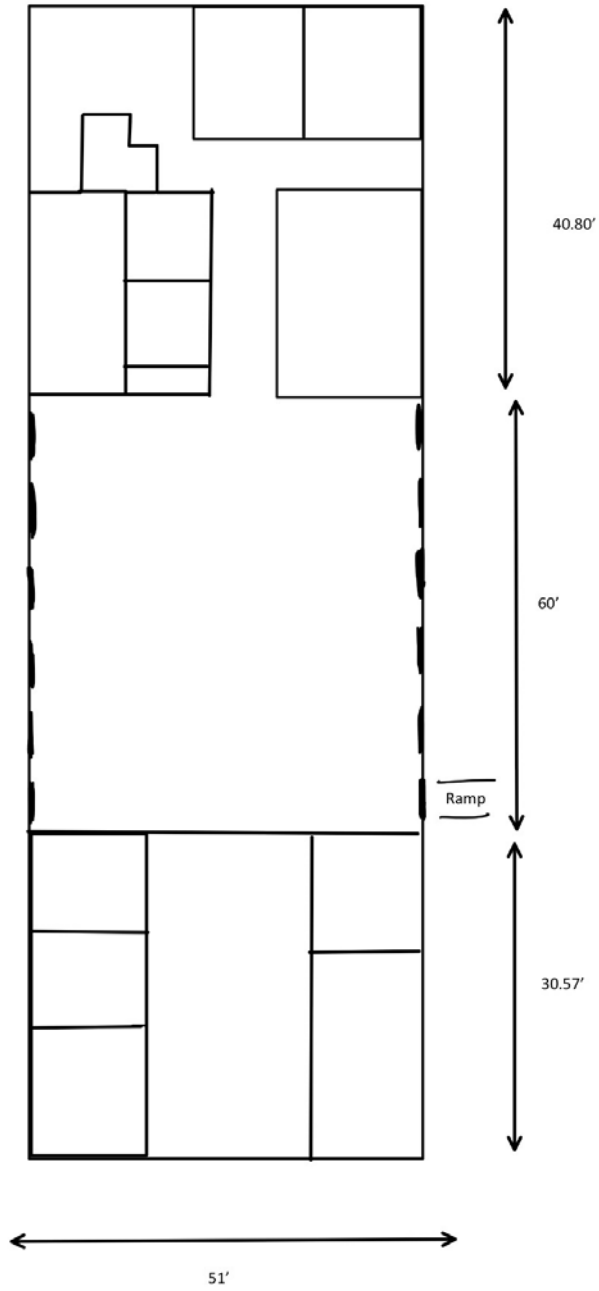
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Floor Plan



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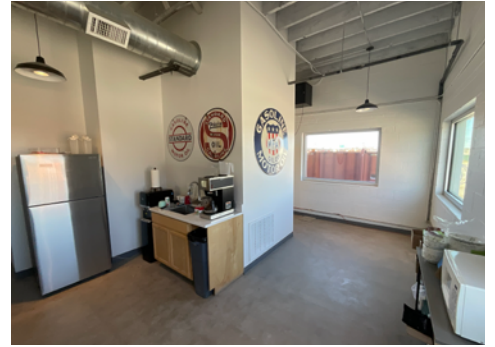
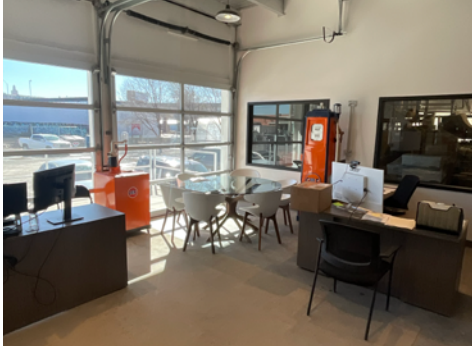
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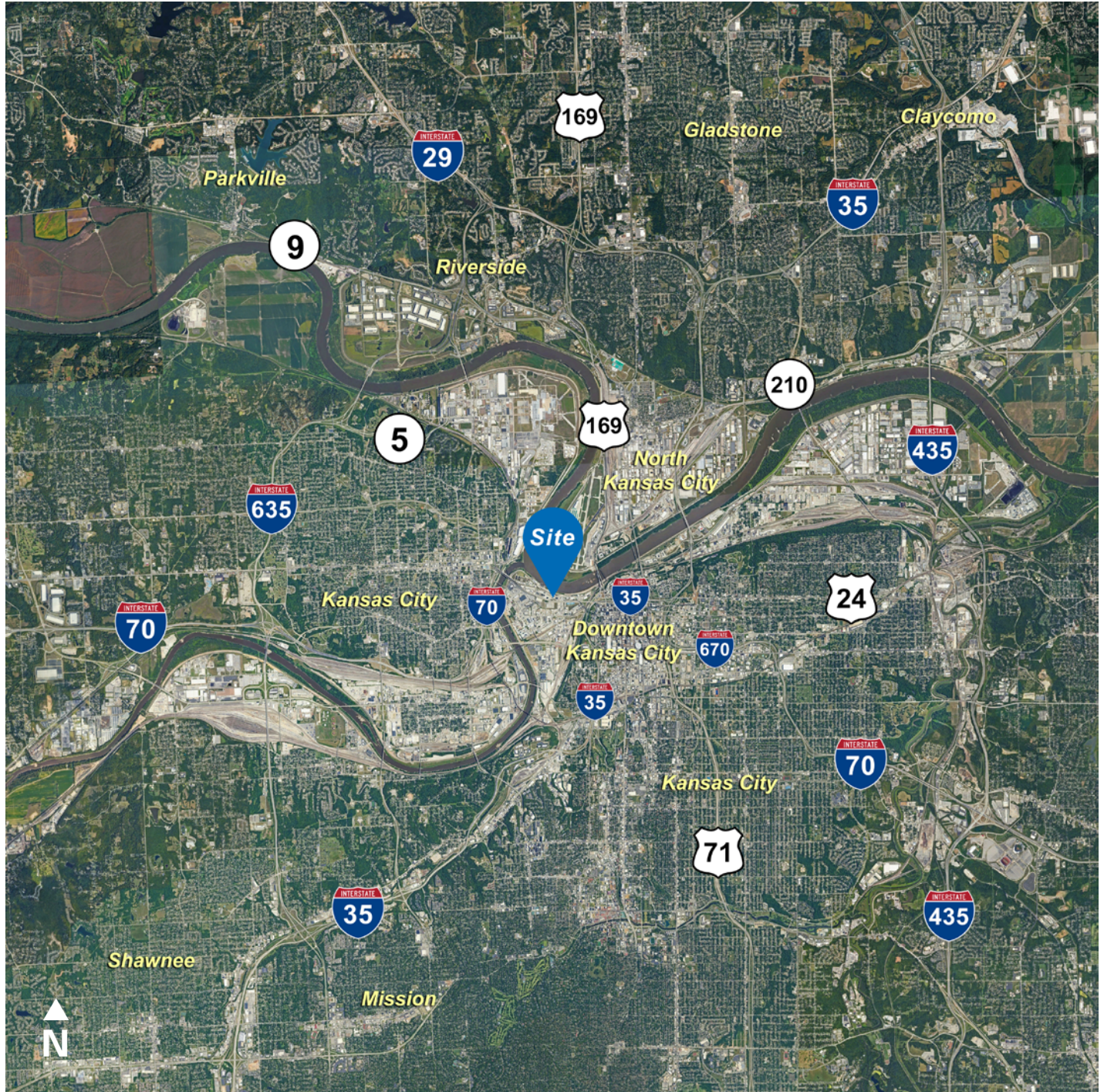
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