



## FOR LEASE

1251 Taney | North Kansas City, MO

**49,000 +/-** Square Feet

### Property Highlights

- 250 +/- Square feet office space
- 18 Dock-high doors
- Active BNSF Rail Spur with 3 rail doors
- Dry sprinkler system
- 22' clear
- Great access to I-35
- Available 4/1/25

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## 1251 Taney | North Kansas City, MO

49,000+/- square feet

### STRUCTURE

Structure:	Masonry	Electrical service:	200 amp 120/208 Volt
Office SF:	250 +/- square feet	Year built:	1965
Loading:	18 Dock-high door	Column spacing	31' x 31'
	3 rail doors	Lease Rate	\$5.75/sf NNN
Lights:	LED		
Clear height:	22'		
Sprinkler:	Dry		

### SITE

Zoning:	M-1
Parking:	Yes
Outside storage:	N/A

### UTILITIES

Electricity:	Everg
Gas:	MGE
San sewer:	NKC
Water:	NKC