





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

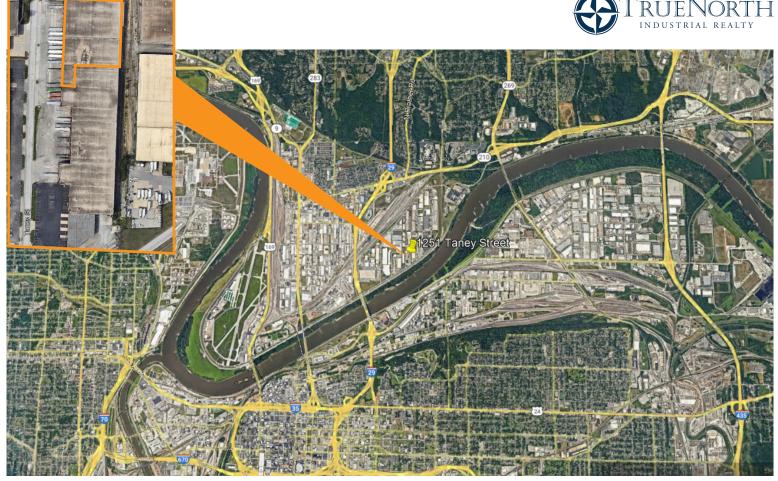
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www.TrueNorthIndustrial.com





1251 Taney I 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		UTILITIES	
Zoning:	M-1	Electricity:	Evergy
Parking:	Yes	Gas:	MGE
Outside storage:	N/A	San sewer:	NKC
		Water:	NKC