

# For sale

1251 Taney St., North Kansas City, MO  
±154,000 SF industrial building



## Property Highlights

- ±154,000 SF building
- ±4,000 SF office
- Loading: 26 DH, 8 DI
- Active BNSF Rail Spur with room for 11 cars
- 22' clear height
- ±7.64 acre site
- Dry sprinkler system
- Great access to I-29 & I-35

**Sale Price: \$12,950,000**

### Nick Tinnel

Senior Vice President

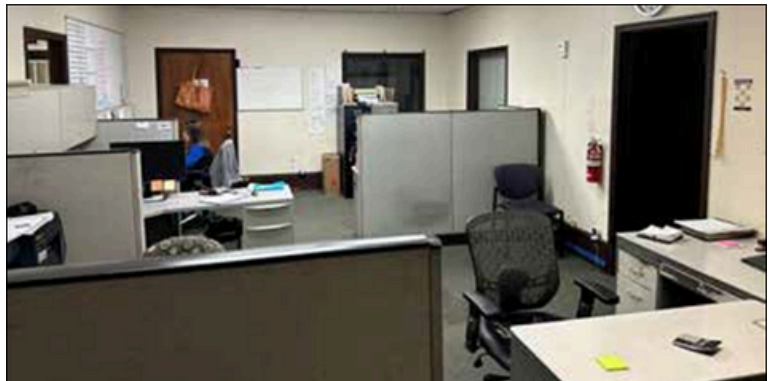
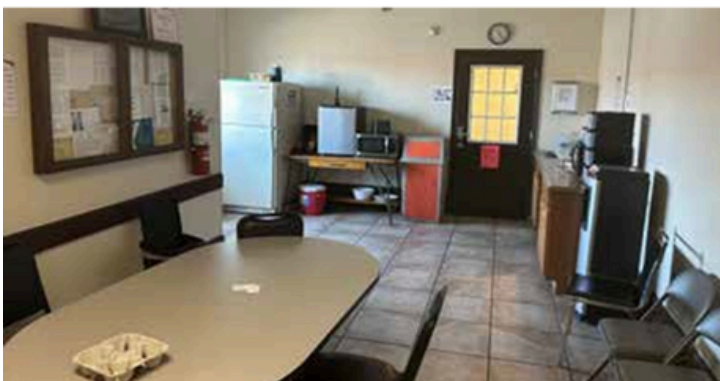
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## Building Specs

<b>Building Size</b>	±154,000 SF	<b>Parking</b>	±29 Spaces
<b>Structure</b>	Masonry	<b>Roof</b>	Membrane
<b>Office SF</b>	±4,000 SF	<b>Warehouse HVAC</b>	Forced air gas
<b>Loading</b>	26 DH, 8 DI	<b>Floor</b>	Concrete
<b>Rail</b>	BNSF double rail spur with room for 11 cars	<b>Year Built</b>	1965
<b>Clear Height</b>	22'	<b>Column Spacing</b>	Irregular
<b>Sprinkler</b>	Dry	<b>2023 Taxes</b>	\$158,620
		<b>Sale Price</b>	\$12,950,000





## Site Aerial



1251 Taney



### Utilities

**Electricity**

Evergy

**Gas**

MGE

**San sewer**

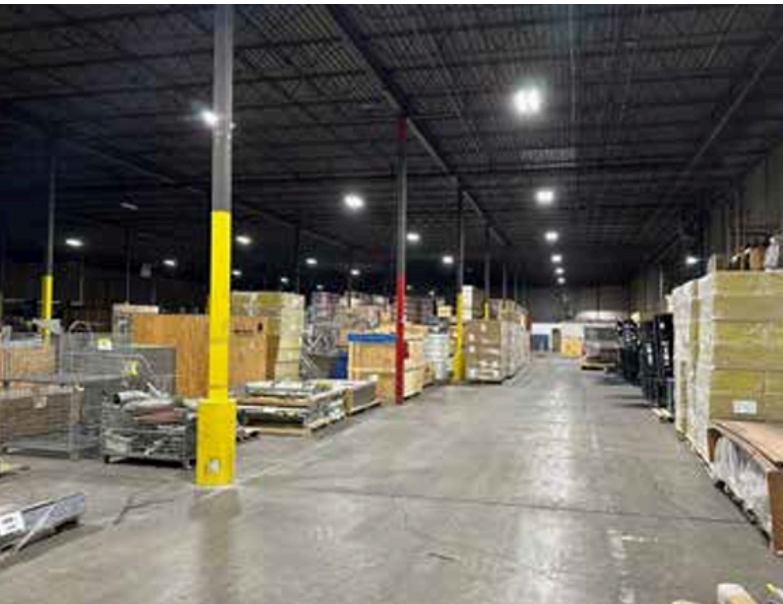
North Kansas City

**Water**

North Kansas City



## 1251 Taney St., North Kansas City, MO



**Nick Tinnel**

Senior Vice President

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