



Industrial Building For Sale

140 Corum Road Excelsior Springs, Missouri

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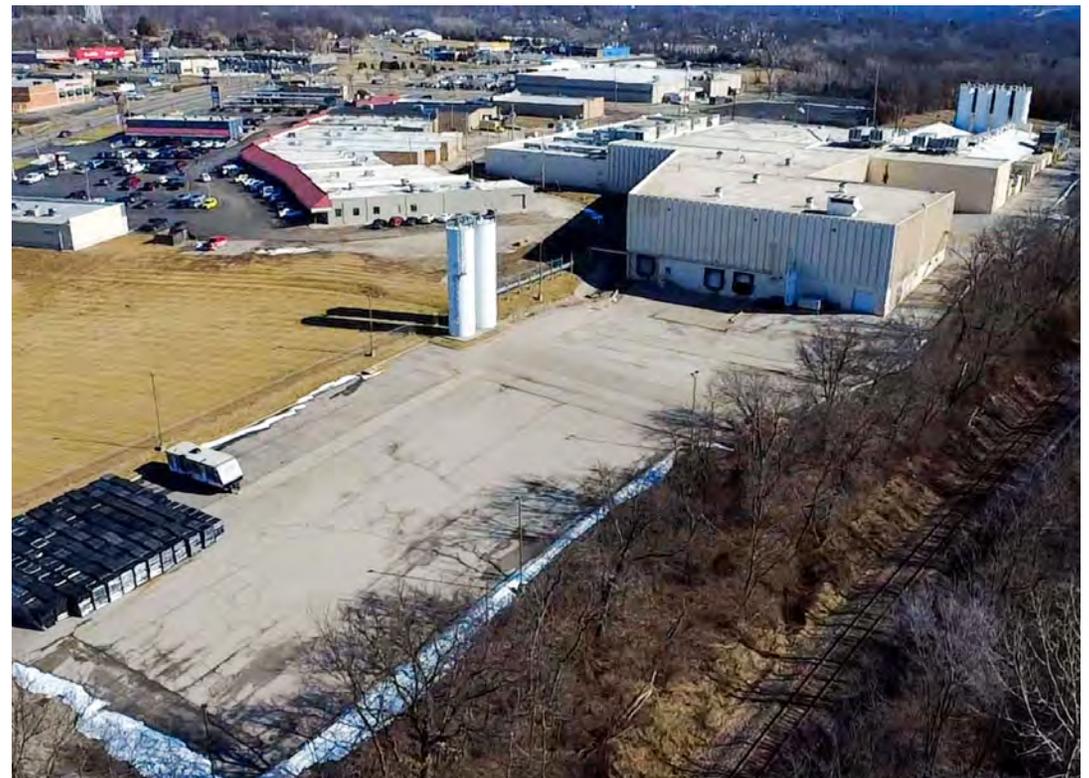
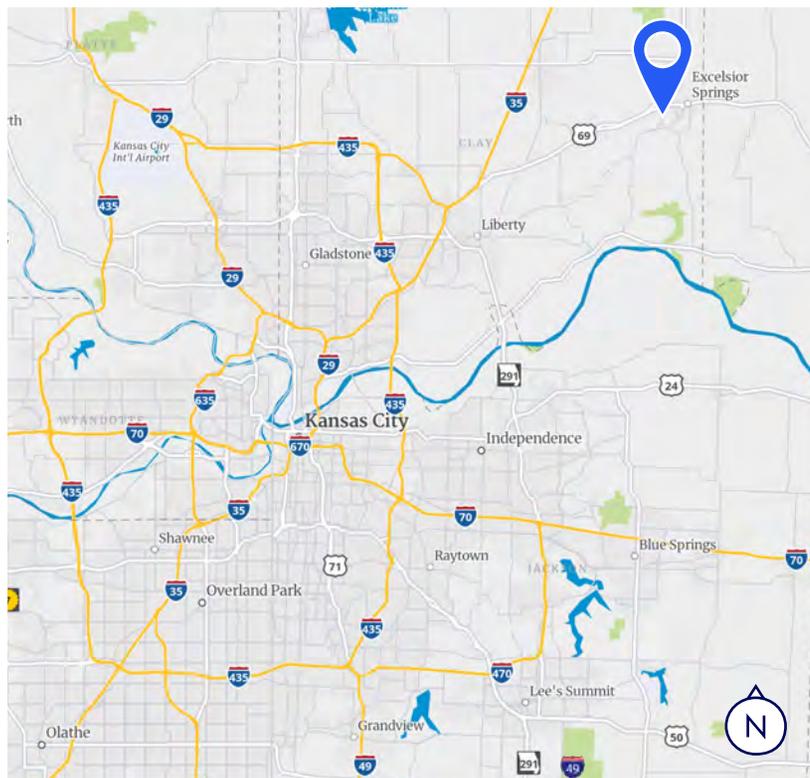


Property Overview

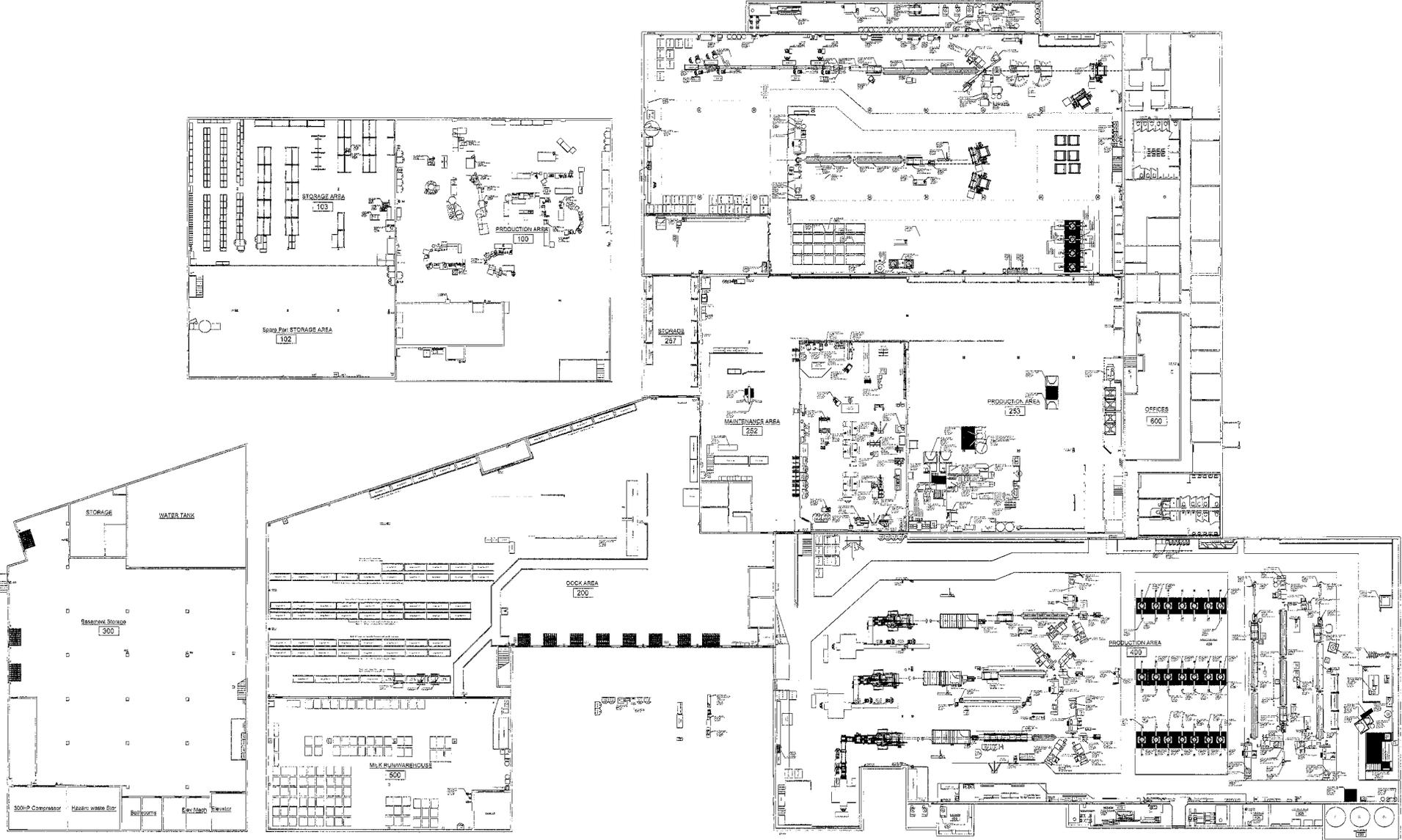
Total Building Size:	163,355± SF
Office Space:	9,993± SF
Land:	8.58 acres <ul style="list-style-type: none">• Additional 2.02 AC available (shown on aerial on page 5) Inquire with broker for additional details
Year Built:	1970
Construction Type:	Double-T concrete and masonry
Ceiling Height:	11'-26'
Dock Doors:	11 total <ul style="list-style-type: none">• South side<ul style="list-style-type: none">• 8 (8'x10')• West side<ul style="list-style-type: none">• 3 (8'x10')

Dock Equipment:	All dock doors are fully equipped and have mechanical pit levelers
Parking:	229 striped spaces
Electrical Service:	Heavy
Fire Suppression:	Wet system
Lighting:	LED
Zoning:	M1
Sale Price:	\$3,750,000 (\$22.95 PSF)

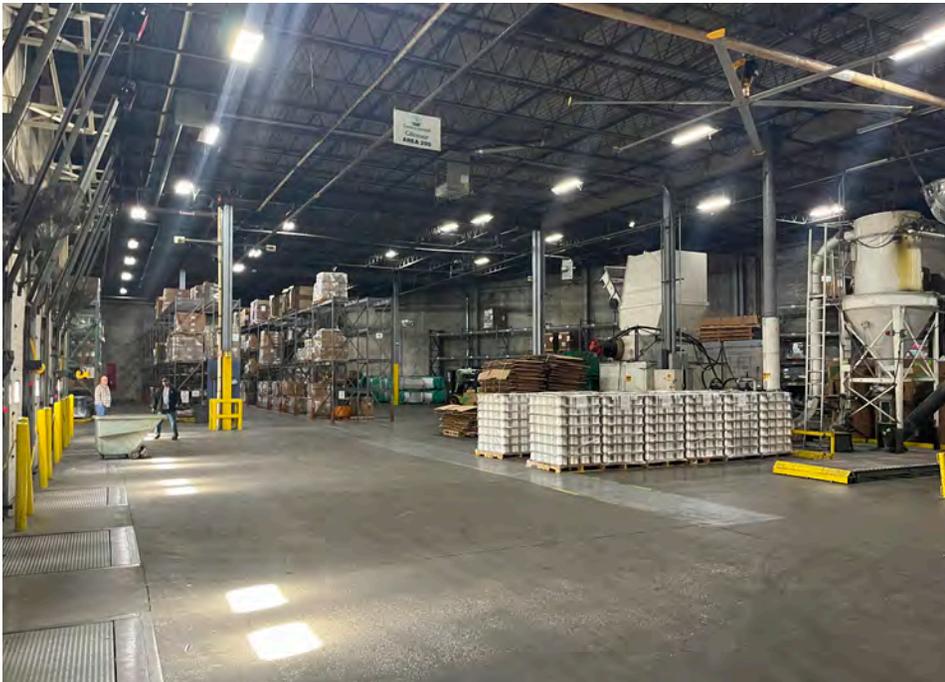
Offering Overview: A rare opportunity to acquire a well-maintained bulk manufacturing facility in Kansas City's northeast corridor at a well below replacement cost. Features heavy electrical service, and offers close proximity to highway access and abundant amenities.



Floor Plan



Photos





140 Corum Road | For Sale

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