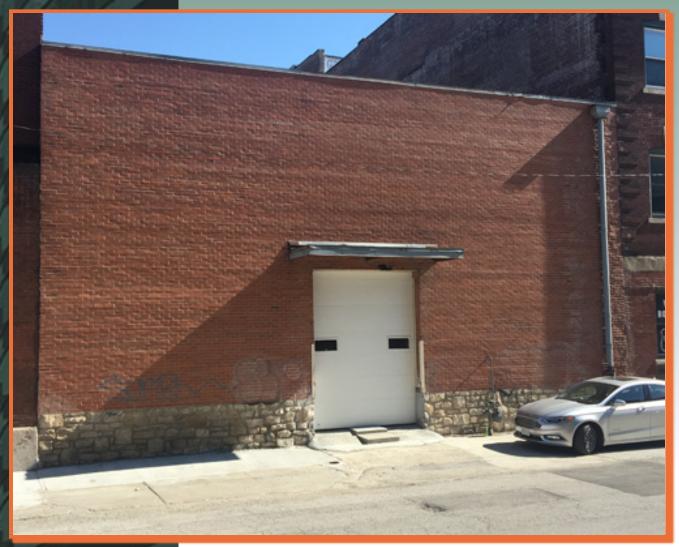


FOR SALE OR LEASE

5,568 Square Foot Single-Story Warehouse

1408 St. Louis Kansas City, MO



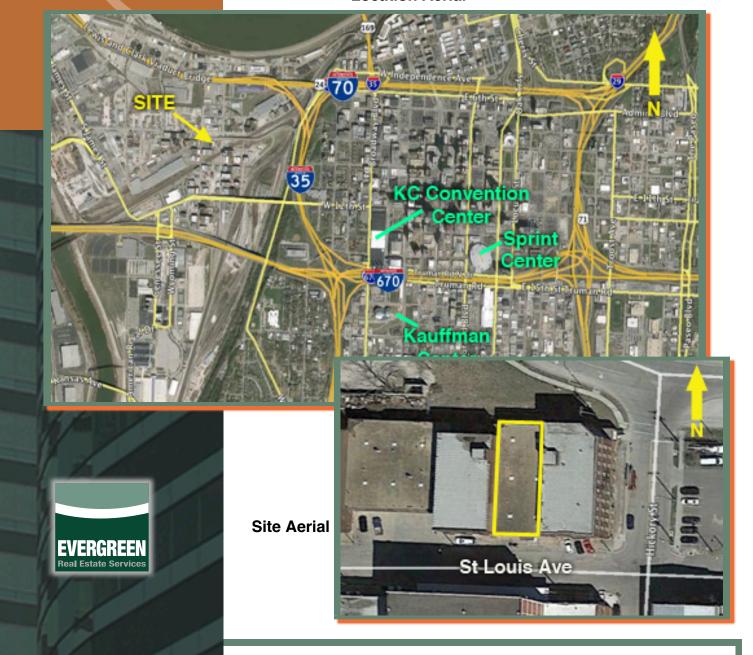
Pat Murfey Kevin Tubbesing

7021 Johnson Drive Shawnee Mission, KS 66202 913.562.5600

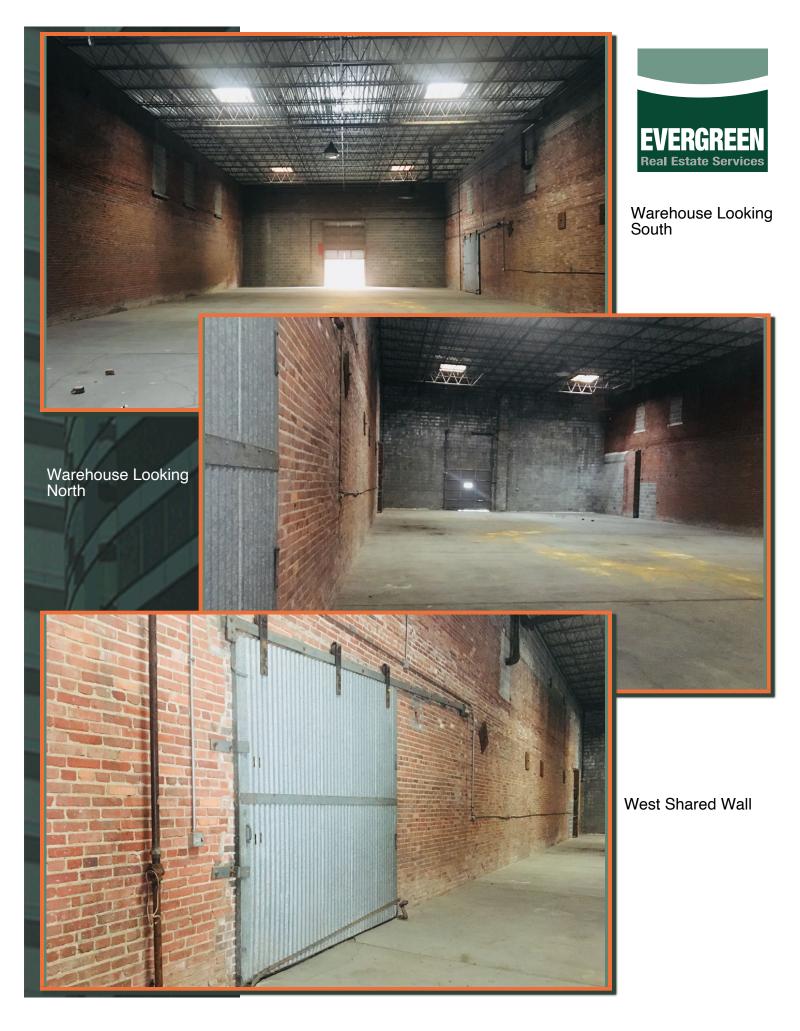
KCEvergreen.com

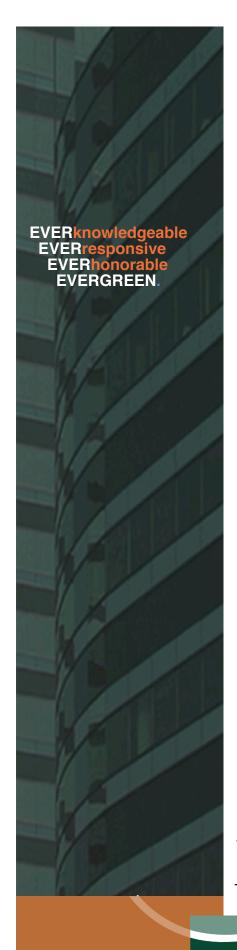
- Central Access to Metro via I-70 / I-635
- Evolving Historic West Bottoms
- Brick & Steel Construction
- Free Span Construction
 - Drive-in Loading

Location Aerial



This masonry & steel facility was constructed in 1986 between two older buildings. It's located in the Historic West Bottoms of Kansas City, Missouri. This is an area many believe is prime for redevelopment. It is in a Planed Industrial Expansion Authority (PIEA) geographic area and an Enterprise Zone.





EVERGREEN

| Property Features | | | |
|----------------------------|-----------------|--|--|
| Building Size in SF | 5,568 | | |
| Building Dimensions | 48' x 116' | | |
| Total Acres | 0.13 | | |
| Year Built | 1986 | | |
| Construction Material | Brick & Steel | | |
| Roof | Ballasted | | |
| Floor | | | |
| Clear Height in Feet | 22' | | |
| Column Spacing | Clear Span | | |
| Dock-High Loading | 1 Drive-in Door | | |
| Van-High Loading | | | |
| Drive-In Loading | | | |

| Sprinkler | |
|--------------|------------------------------|
| Floor Drains | NA |
| HVAC | NA |
| Lighting | Fluorescent |
| Electrical | 400 Amp / 220 Volt / 3 Phase |

Building Systems

| Site | | | | |
|------------|--------------------------------------|--|--|--|
| Parking | NA | | | |
| Zoning | M3-5 - Heavy Industrial | | | |
| Floodplain | 100 YR Protected | | | |
| Access | I-70 / I-635 via James / 12th Street | | | |

| | Pricing | |
|---|-------------------------|----------------|
| Lease_Type NNN and/or | | Rate \$3.00 |
| Sale Price \$595,000 1408 St. Louis Kansas City MO 64101 | | |
| County: Jackson | Taxes: 2018: \$1,522.96 | |

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Contact your Broker/Agent at Evergreen for more information

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