



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



Site 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 Planned Industrial Expansion Authority (PIEA) geographic area and an Enterprise Zone.



Warehouse Looking South



Warehouse Looking North



West Shared Wall

EVERknowledgeable
 EVERresponsive
 EVERhonorable
 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	

Building Systems

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

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	Space Information:	Size (sf)	Rate
and/or		Warehouse	5,568	\$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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