

# 1350 Woodswether Rd

Kansas City, MO 64105

Offered by: B2 Capital LLC

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## Rare West Bottoms Industrial / Flex Opportunity

Open floor plans • River & Downtown Views • Secured Outdoor Lot

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## At a Glance

- **Total Building Size:** 18,830 SF (Three Floors)
  - **Zoning:** M3-5 – Highly permissive industrial zoning
  - **Outdoor Space:** Newly fenced ±11,000 SF lot
  - **Views:** River & Downtown Kansas City
  - **Location:** Minutes from Downtown, I-35, I-70, I-670
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## Property Overview

18,830 SF multi-story industrial/flex building located in Kansas City's West Bottoms, just minutes from downtown and major highway access. The building features concrete and steel construction with open, flexible floor plans suitable for a wide range of industrial, flex, storage, or specialty uses.

Zoned **M3-5**, one of Kansas City's most permissive industrial zoning classifications, allowing broad permitted uses with minimal restrictions.

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## Key Features

- Approximately **18,830 SF** across three floors
  - **Open floor plans** with flexible layouts
  - Concrete and steel construction
  - **River and downtown views** — a rare West Bottoms offering
  - **Newly fenced ±11,000 SF outdoor lot** for secured storage or parking
  - Multi-story configuration ideal for single or multi-tenant use
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## Zoning & Use

- Zoning: **M3-5 (Manufacturing)**

- Supports a wide range of industrial, flex, storage, creative, and specialty uses
  - Well suited for contractor operations, light manufacturing, storage, studio space, or custom build-outs
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## Location Highlights

- Very close to downtown Kansas City
  - Located in the West Bottoms, an area experiencing continued reinvestment and adaptive reuse
  - Convenient access to major highways and regional transportation routes
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## Secured Outdoor Space

The property includes a **newly fenced ±11,000 SF lot**, providing valuable secured outdoor area for equipment storage, vehicle parking, or operational needs — a rare amenity in the West Bottoms.

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## Ideal For

- Industrial and flex tenants
  - Contractors and service-based operations
  - Storage or distribution users
  - Creative or specialty uses seeking character and views
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## Contact Information

**Daniel Bernal**

B2 Capital LLC

 816-694-0569

 [daniel@b2capitalkc.com](mailto:daniel@b2capitalkc.com)

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**For additional details, floor plans, or to schedule a private tour, please reach out directly.**