



Industrial Building For Sale

14900 U.S. 71 Highway Kansas City, Missouri

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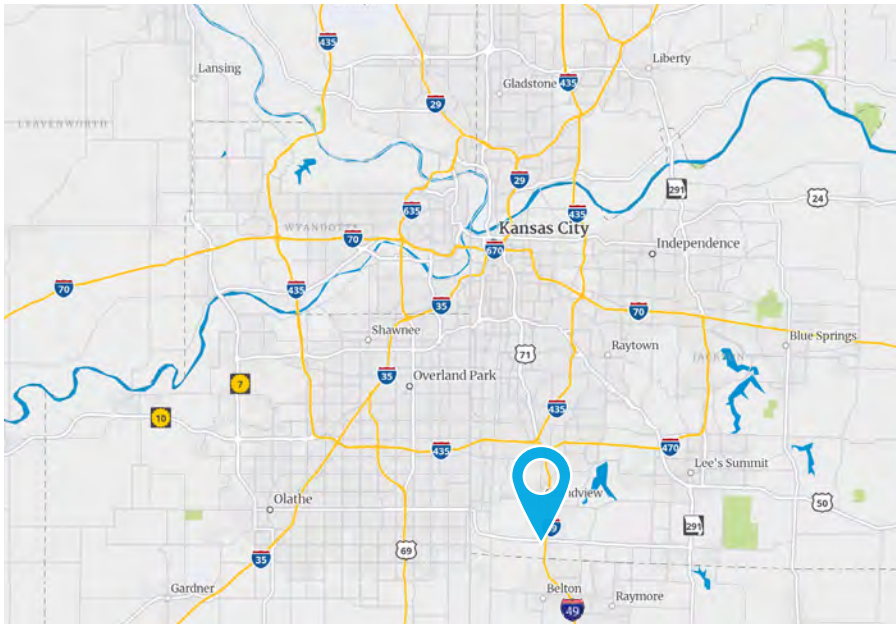
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Property Overview

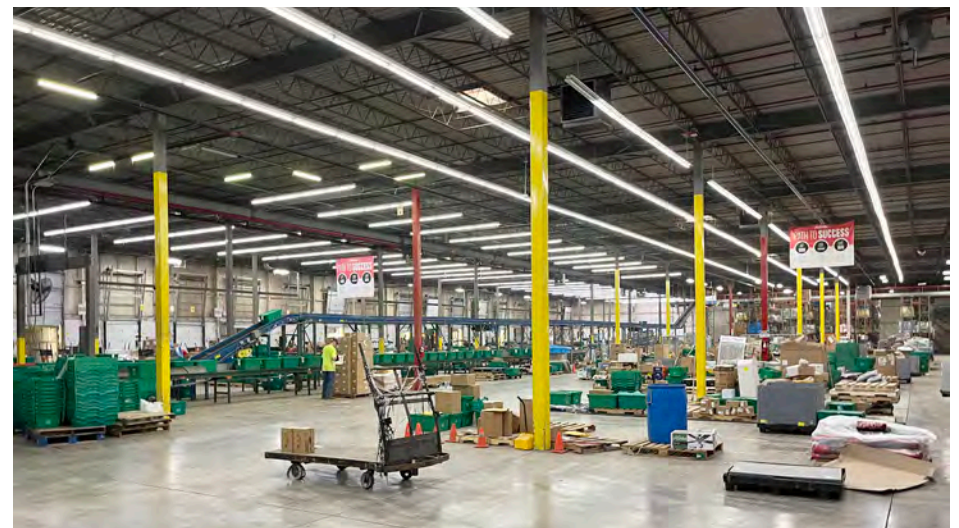
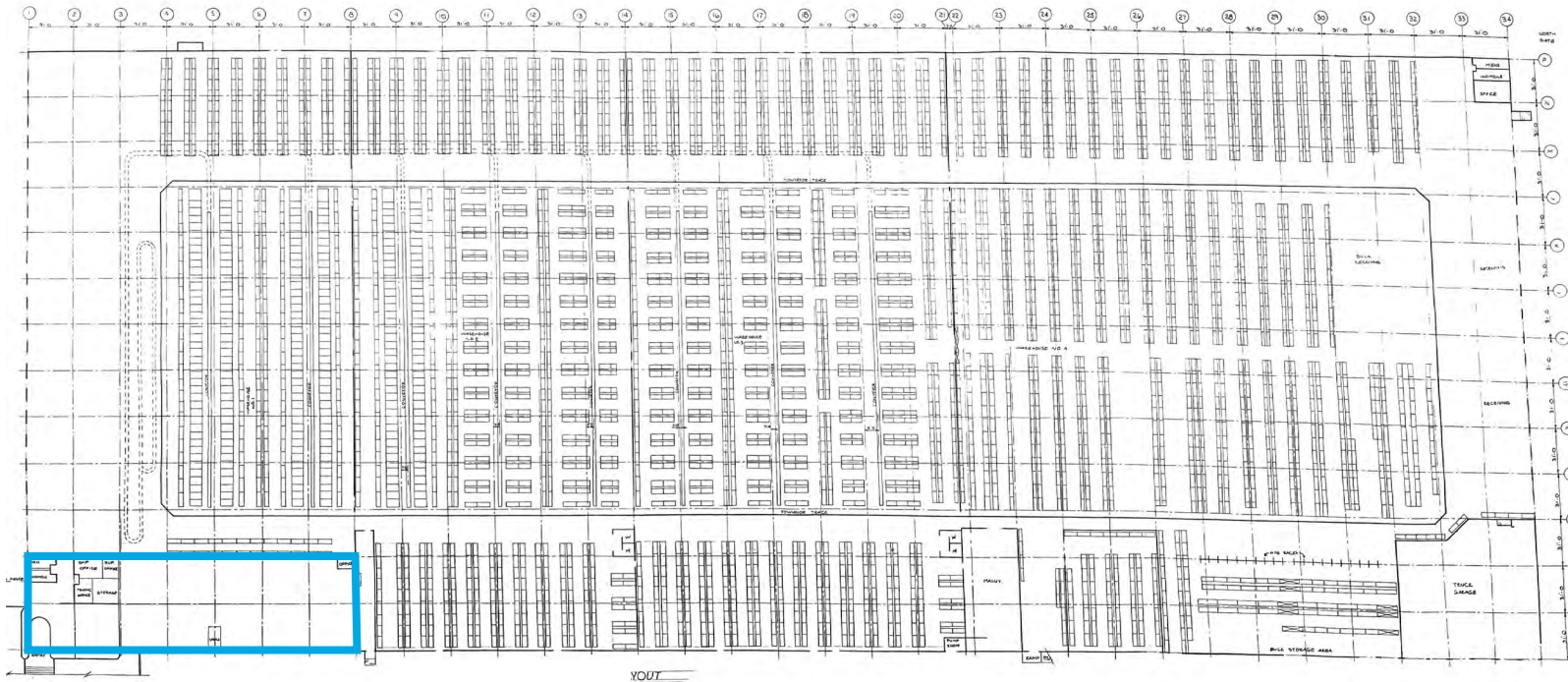
Total Building Size:	414,680± SF
Office Space:	14,000± SF (12,300± SF is located on the 2nd story)
Land:	20.06 acres
Year Built:	1971; expanded 1979
Construction Type:	CMU block lower side walls with brick facade; metal upper walls
Ceiling Height:	22'
Building Dimensions:	404'x996'
Column Spacing:	31'x31'
Dock Doors:	49 total <ul style="list-style-type: none">• 22 on the south side<ul style="list-style-type: none">• 21 (10'x7')• 1 (8'x7')• 17 on the north side<ul style="list-style-type: none">• 15 (7'x10')• 2 (8'x10')• 9 on the east side<ul style="list-style-type: none">• 1 (24'x10')• 1 (12'x10')• 7 (7'x10')• 1 on the west side (12'x10')

Dock Equipment:	5 dock doors have mechanical pit levels. Remaining doors are equipped with edge of dock levelers.
Drive-in Doors:	8
Parking:	88 striped spaces (additional parking on west side of building and in truck court)
Electrical Service:	(2) 1,200 amp; 480/277v; 3-phase main services
Fire Suppression:	Wet system
Lighting:	LED
Floor:	6" slab thickness
Zoning:	M2-2
Sale Price:	\$17,300,000 (\$41.72 PSF)
Location:	Immediate interstate access and visibility to I-49
Offering Overview:	Rare opportunity to purchase a centrally located, well maintained, bulk industrial building substantially below replacement cost.



Floor Plan

Second-Story Office





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