



FOR SALE OR LEASE

7200 NE Birmingham | Kansas City, MO

31,200⁺ / ₋ Square Feet

Property Highlights

- 4,225 +/- SF office space
- 2 Dock-high doors
- 1 Drive-in doors
- 2.42 +/- Acres
- 20' Ceiling clearance
- 3,000 Amps 480/277 volt, 3 phase power
- Seller to leaseback property for 8–12 months or do delayed closing

Contact:

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STRUCTURE

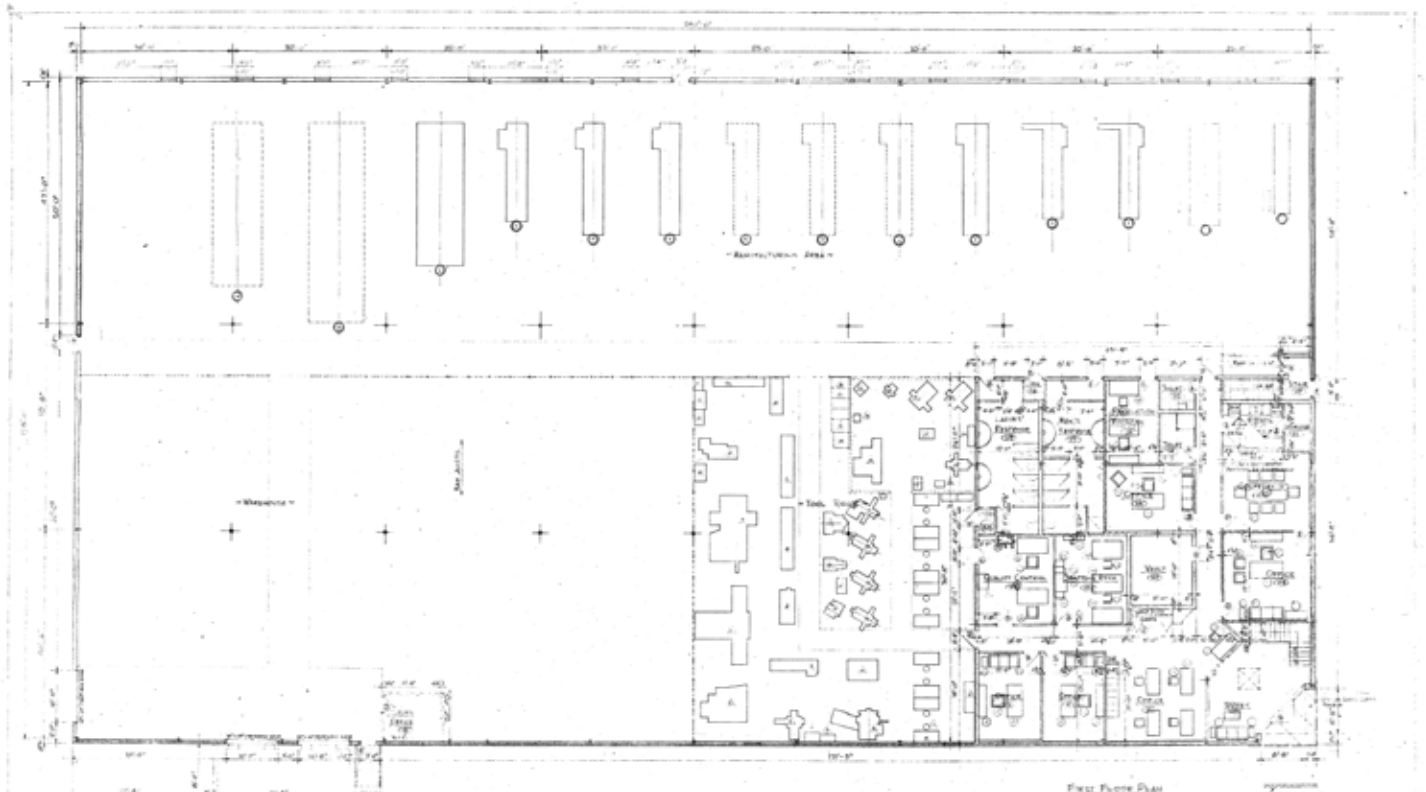
Building Sq.Ft.:	31,200 +/-	Office Sq.Ft.:	4,225 +/- SF
Structure:	Masonry	Warehouse HVAC:	AC throughout the building
Loading:	2 Dock High/1 Drive In	Floor:	Concrete
Clear Ht.:	20'	Taxes (2023):	\$21,595.21
Electrical Service:	3000 amp / 480 volt / 3 phase	Parking:	24 Spaces
Roof:	Built-up	Year Built:	1978
Sprinkler:	Wet	Column Spacing:	47' x 30'
Lights:	LED	Features:	10-Ton bridge crane and bus ducts
		Sale Price:	\$3,900,000

SITE

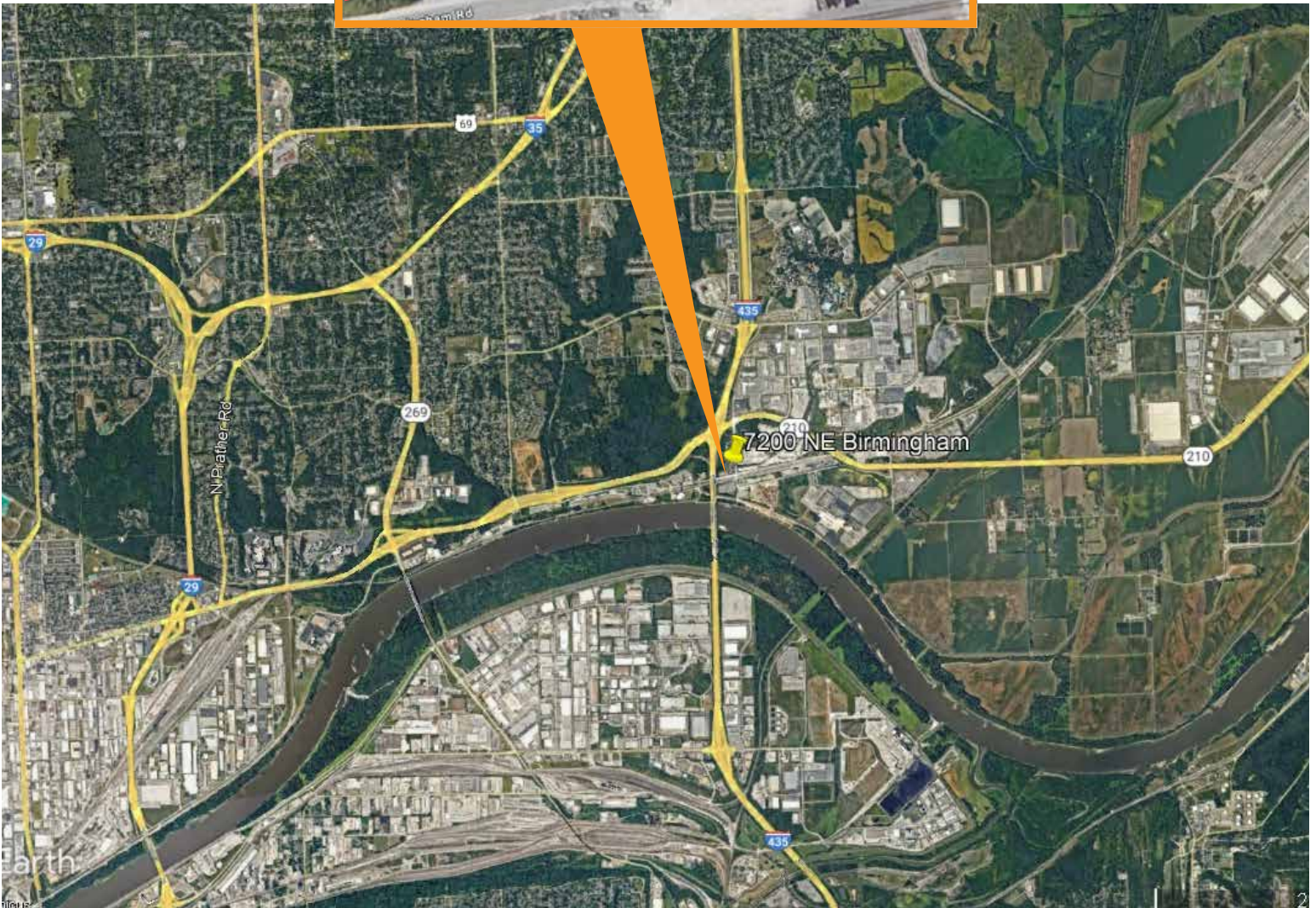
Size:	2.42 +/- Acres

UTILITIES

Electricity:	Everygy
Gas:	MGE
San sewer:	City of KCMO
Water:	City of KCMO



Total Sq.Ft.: 31,200 +/- square feet



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All information combined herein is from sources deemed reliable however, no representation or warranty is made to the accuracy thereof.

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