

## 277,000 SF INDUSTRIAL BUILDING FOR SALE



### SPACE HIGHLIGHTS

- **277,000 SF Building**
- **\$14,200,000 Sale Price**
- 24 dock doors
- Fenced property
- Prime location with Highway visibility and easy access
- Significant power supply to building
- Ample parking, including concrete trailer parking

### SALE CONTACT

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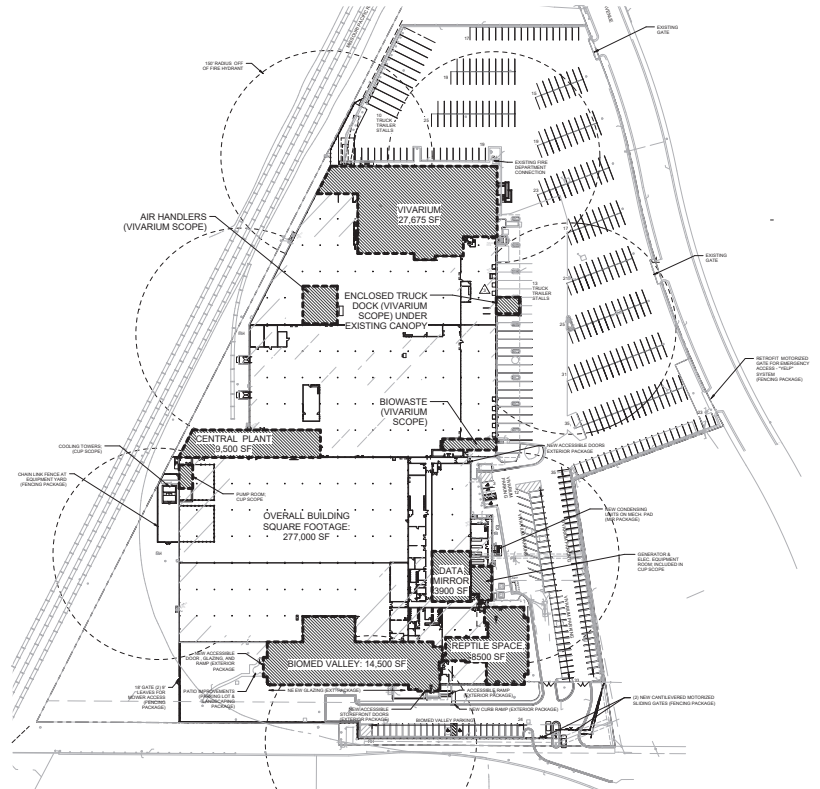
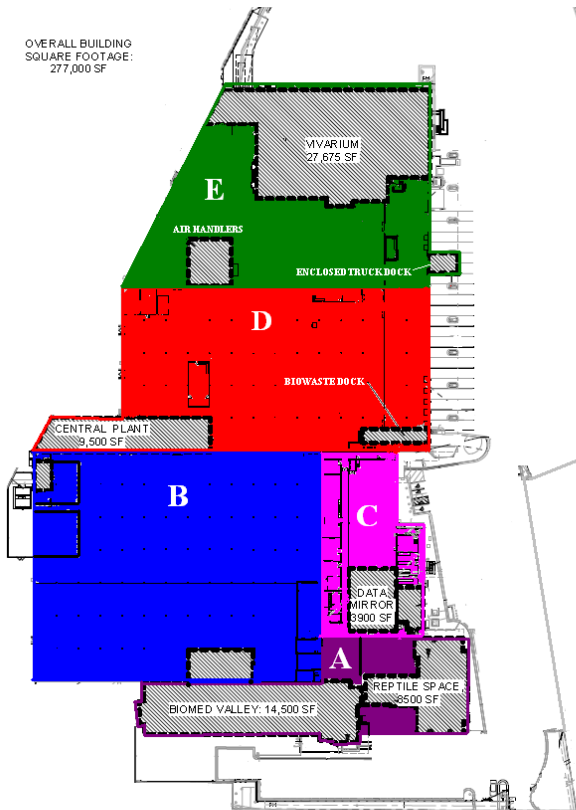
## LISTING INFORMATION

<b>Building Address:</b>	8333 Hickman Mills Drive Kansas City, Missouri, 64132
<b>Pricing:</b>	\$14,200,000
<b>Lot Size:</b>	14.82 Acres
<b>Building SF:</b>	277,000 SF
<b>Office SF:</b>	23,000 SF
<b>Warehouse SF:</b>	210,000+/- SF
<b>Data Room SF:</b>	3,900+ SF (Expandable)
<b>Modular Clean Room &amp; Office Space:</b>	27,675 SF
<b>Central Plant:</b>	9,500 SF
<b>Dock High Doors:</b>	23 standard dock high doors, one(1) 18' dock high door, 16 dock levelers, 8 doors enclosed on south portion of warehouse
<b>Clear Height:</b>	16' to 26'
<b>Column Spacing:</b>	24' by 36' (varies per section of building)
<b>Construction:</b>	Concrete block and brick
<b>Roof:</b>	TPO, replaced in sections
<b>HVAC:</b>	17 RTUs, two (2) marley cooling towers, two (2) Daikin chillers, seven (7) AHUS
<b>Power:</b>	13.2kV feeder, two(2) generators, multiple 480-V-120 transformers
<b>Fire Sprinklers:</b>	13 Wet systems and 3 dry systems
<b>Fenced:</b>	Built in 2008, wrought iron and chain link secured 6' high fencing with two(2) electric access gates.
<b>Parking:</b>	350+/- parking spaces. Concrete trailer parking for 10 trailers.
<b>Signage:</b>	Monument signage and building signage
<b>Access:</b>	400 yards to Highway 71 on ramp
<b>Zoning:</b>	M1-5, M3-5
<b>Parcel ID:</b>	49-320-01-01-00-0-00-000
<b>Year Built:</b>	<b>1985:</b> 112,811 SF, <b>1962:</b> 70,285 SF, <b>1963:</b> 19,005 SF, <b>1969:</b> 70,000+/- SF, <b>1977:</b> 3,810 SF
<b>Taxes:</b>	Assessed value of \$2,184,032 for 2024
<b>Utilities</b>	Evergy
<b>Security:</b>	Exterior security light, security cameras and security alarm system





OVERALL BUILDING  
SQUARE FOOTAGE:  
277,000 SF



ARCHITECTURAL SITE PLAN A1



## LOCATION

This expansive 277,000 square foot warehouse, originally constructed in 1955, includes four subsequent expansions and offers significant potential for industrial operations or redevelopment.

### Prime Location

Situated in the Dodson Industrial Park, within the South Kansas City Industrial Submarket. The property can be seen from Highway 71, which has an estimated daily traffic count of 80,000 vehicles.

### Excellent Access:

- ▶ South Access via Hickman Mill Drive
- ▶ Immediate connectivity to Highway 71 via nearby on-ramp, enhancing regional transportation and logistics efficiency

This property combines scale, location, and accessibility—making it an ideal opportunity for manufacturers, distributors, or investors seeking a strategic foothold in the Kansas City market.









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