

1245 STATE AVE

1245 STATE AVENUE, KANSAS CITY, KS 66102

**INDUSTRIAL SERVICE
PROPERTY FOR SALE &
LEASE**



PROPERTY HIGHLIGHTS

- 6,180 SF Available | Office + Service Bay Layout | Move-In Ready
- 4 Drive-In Doors | 15' Clear Height | Surface Parking On-Site
- High-Visibility State Ave Address | Prominent Signage Available
- ~8,500 VPD Traffic Count
- Sub-3% Submarket Vacancy | Limited Comparable Availability
- Zoned MP-2
- Masonry Construction

PROPERTY DESCRIPTION

A rare chance to own or occupy a fully operational industrial service building on one of Kansas City, KS's most trafficked commercial corridors — offered for sale and lease.

Situated on 0.56 AC (+/-) along State Ave with direct frontage and prominent signage visibility, 1245 State Ave delivers the functional infrastructure that service-oriented businesses spend years building: 4 drive-in doors, 15' clear height, a versatile two-level layout combining office/reception on the main floor with expansive open service bay areas below, dedicated surface parking, and masonry construction built to last.

The property is currently 100% occupied, demonstrating the location's proven ability to support a thriving service business — and providing the investor with immediate income from an asset in a submarket where available inventory is critically tight. For the owner-user, this is an opportunity to stop paying someone else's mortgage and start building equity in a business-ready facility. The favorable tax basis, combined with below-market assessed value and low carrying costs, makes ownership more attainable than comparable lease options — while positioning the buyer to capture meaningful appreciation as the Fairfax Submarket continues its upward trajectory.

Zoned MP-2 (Manufacturing/Processing), the property accommodates a wide range of industrial and service uses. With sub-3% submarket vacancy, assets like this rarely come to market — and when they do, they move quickly.

OFFERING SUMMARY

Sale Price:	Contact for Pricing
Lease Rate:	\$4.00 SF/yr (NNN)
Available SF:	6,180 SF (+/-)
Lot Size:	0.564 AC (+/-)

Andrew Danner

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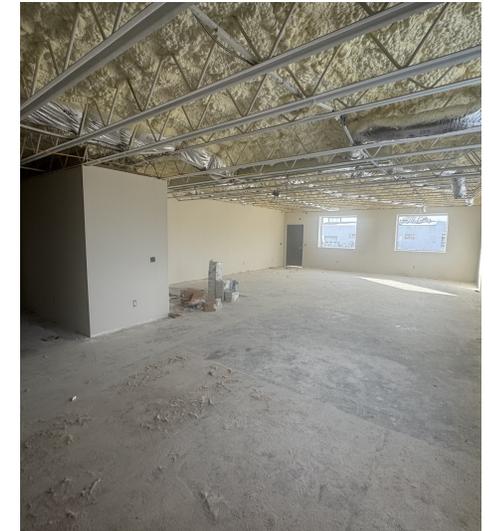
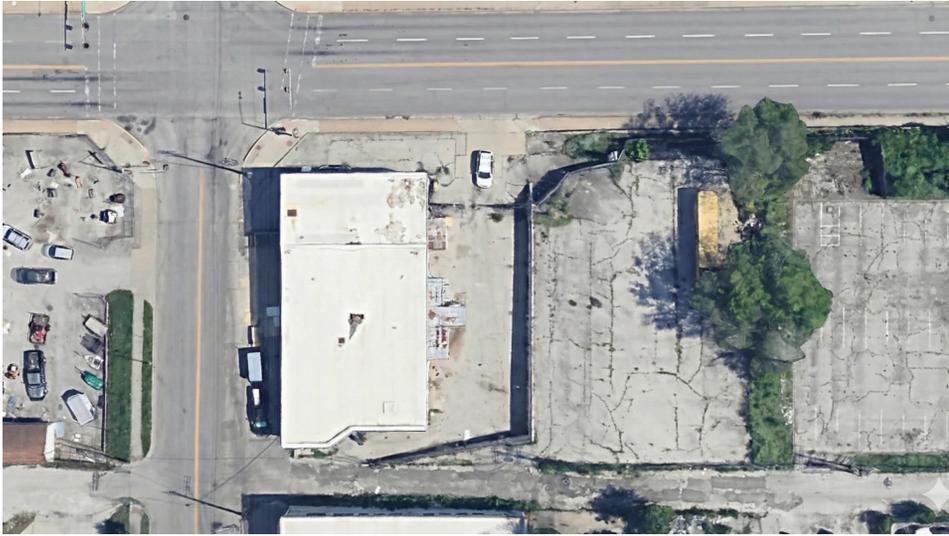
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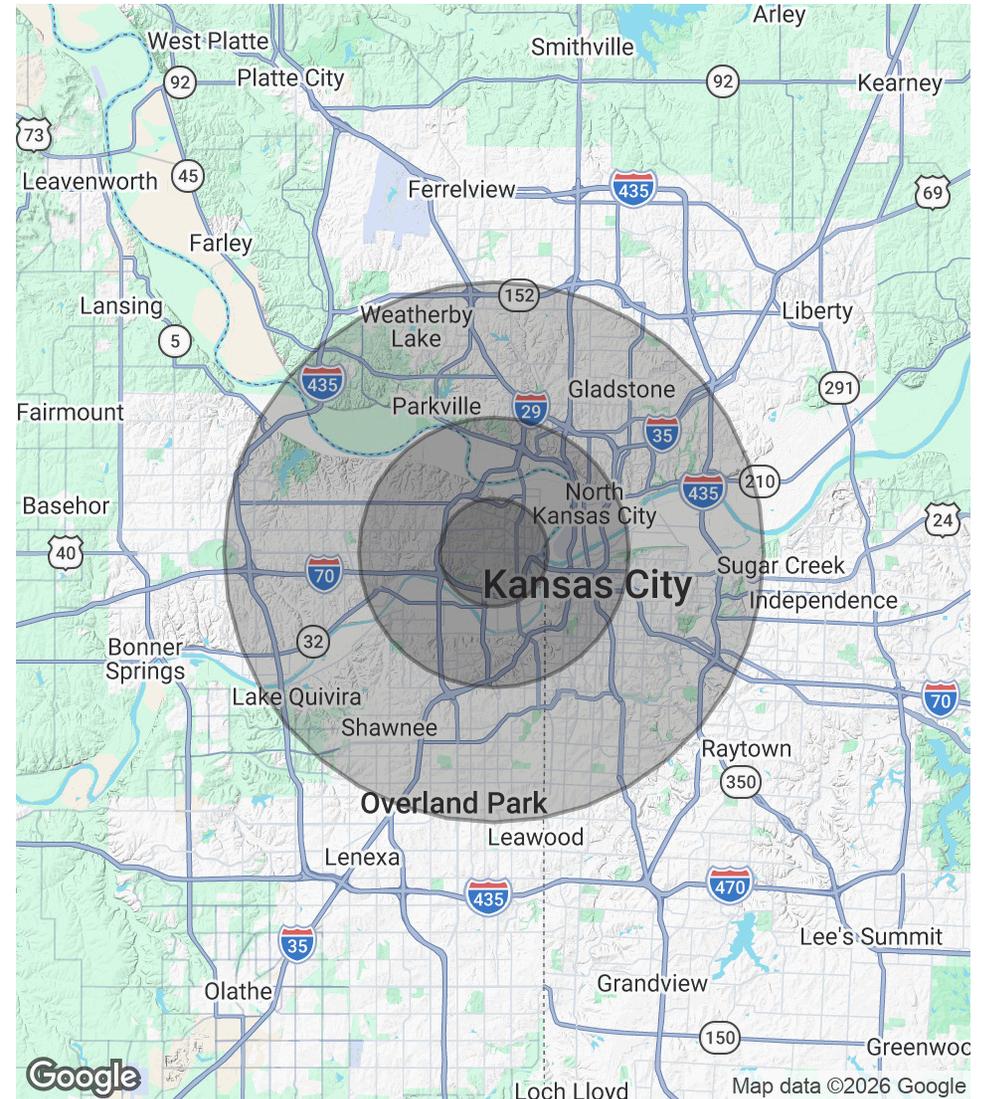
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	44,604	168,175	660,784
Average Age	34	37	39
Average Age (Male)	34	36	38
Average Age (Female)	35	37	40

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	14,655	72,422	280,729
# of Persons per HH	3	2.3	2.4
Average HH Income	\$59,668	\$74,327	\$92,153
Average House Value	\$138,348	\$241,797	\$291,114

Demographics data derived from AlphaMap



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