

1401 MINNESOTA AVENUE | INDUSTRIAL WAREHOUSE

1401 MINNESOTA AVENUE, KANSAS CITY, KS 66102

**INDUSTRIAL
PROPERTY FOR SALE**



PROPERTY HIGHLIGHTS

- 12,915 SF freestanding single-story warehouse
- 105 ft of frontage on Minnesota Avenue — KCK's primary commercial arterial
- On a 0.296-acre urban infill lot
- Commercial & Industrial - C zoning — broad permitted use flexibility
- Elevated lot — outside FEMA flood zone
- Consistent value appreciation — county appraised value up 60%+ since 2020
- For Sale or Lease (NNN) | Call for Pricing

OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	0.296 AC (+/-)
Building Size:	12,915 SF (+/-)

Andrew Danner

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PROPERTY DESCRIPTION

Rare freestanding industrial warehouse on Kansas City's most active commercial corridor. This 12,915 SF (+/-) single-story warehouse sits on a fully-utilized urban infill parcel with 105 feet of frontage directly on Minnesota Avenue — a four-lane arterial carrying the commercial heartbeat of Kansas City, Kansas. One mile from the KCK Central Business District and minutes from I-70, the asset delivers the metro access operators and investors demand without the suburban premium.

Own your overhead instead of paying someone else's mortgage. This is the kind of infill asset that rarely trades, in a submarket where industrial supply is tightening. Acquire your operational home base and build equity while you build your business. For the investor, consistent year-over-year value appreciation, tightening urban industrial supply, and multiple exit strategies — NNN lease-up, owner-user occupancy, or repositioning — make this a compelling low-basis opportunity.

Full-building industrial space available immediately. Open-span layout, grade-level bay door access, heavy floor load capacity, full BPU utility service (water, sewer, electric) and natural gas. C&I-C zoning with broad permitted use flexibility. Elevated lot — outside FEMA flood zone.

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LOCATION DESCRIPTION

Strategically positioned at Minnesota Avenue & 14th Street in the established West Lawn neighborhood of Kansas City, KS — the heart of KCK's most active commercial corridor. Approximately 1.5 miles from Interstate 70 and 1.0 mile from the Kansas City, KS Central Business District, this asset delivers exceptional metro connectivity for service-based operators, fleet management, and distribution businesses.

Minnesota Avenue is a four-lane arterial serving as the primary commercial throughfare for the region, providing high-visibility frontage and strong daytime trade population. The surrounding corridor is densely concentrated with industrial, commercial, and trade-oriented uses — the right neighbors for the right operator. Immediate proximity to municipal infrastructure, unified government services, and major regional employers further anchors the location's long-term commercial utility.

SITE DESCRIPTION

12,915 SF +/- (0.296-acre) urban infill lot with 105 ft of frontage on Minnesota Avenue and 123 ft of depth. The site accommodates a 12,915 SF warehouse/industrial building with a Floor Area Ratio (FAR) of approximately 1.0 — maximizing usable square footage and delivering exceptional land efficiency rarely found in infill industrial markets.

The property sits on elevated ground in the West Lawn neighborhood, placing it well outside FEMA Special Flood Hazard Areas — no flood insurance requirement. Full utility infrastructure is in place: water, sewer, and electric via BPU; natural gas via Kansas Gas Service. Direct curb access from the 4-lane Minnesota Avenue arterial, with rear alley access potential for fleet and logistics operations.

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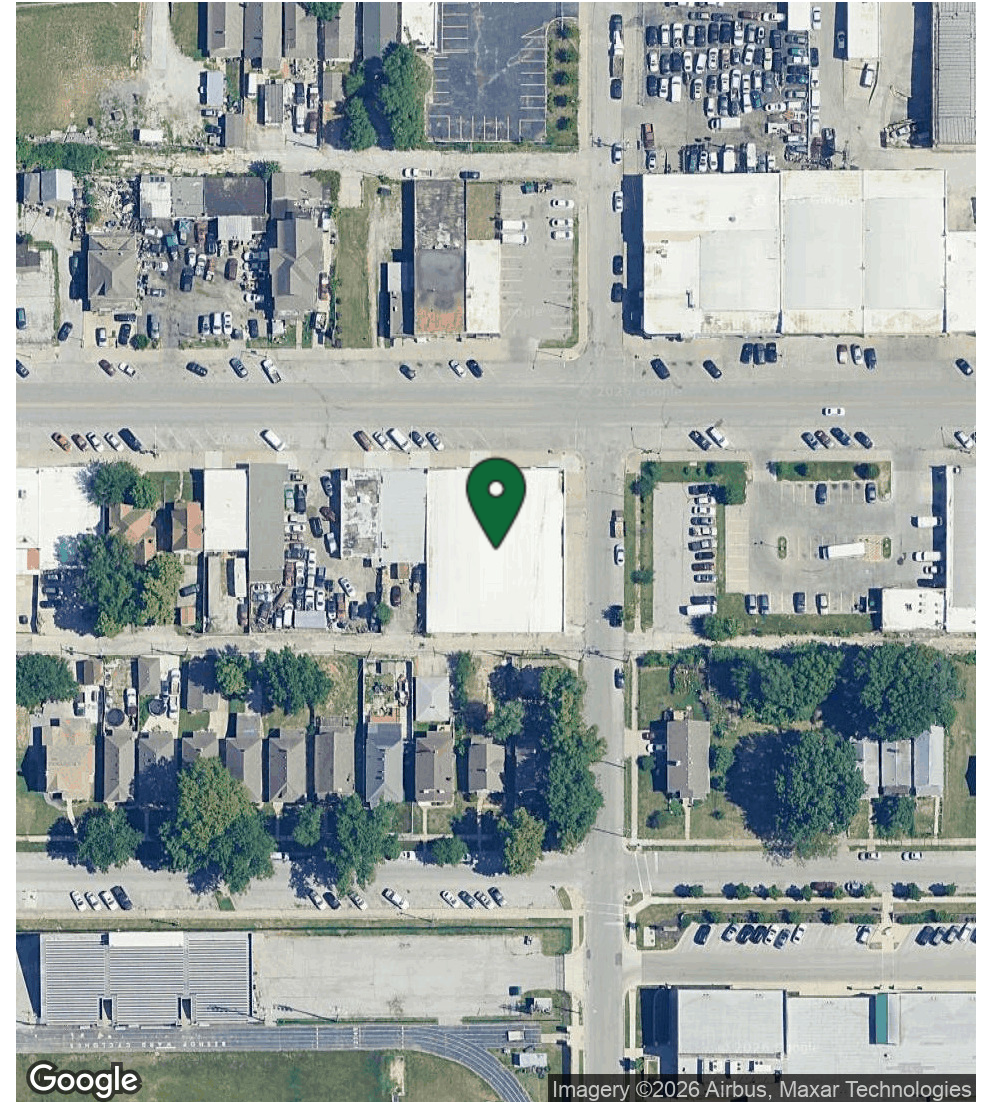
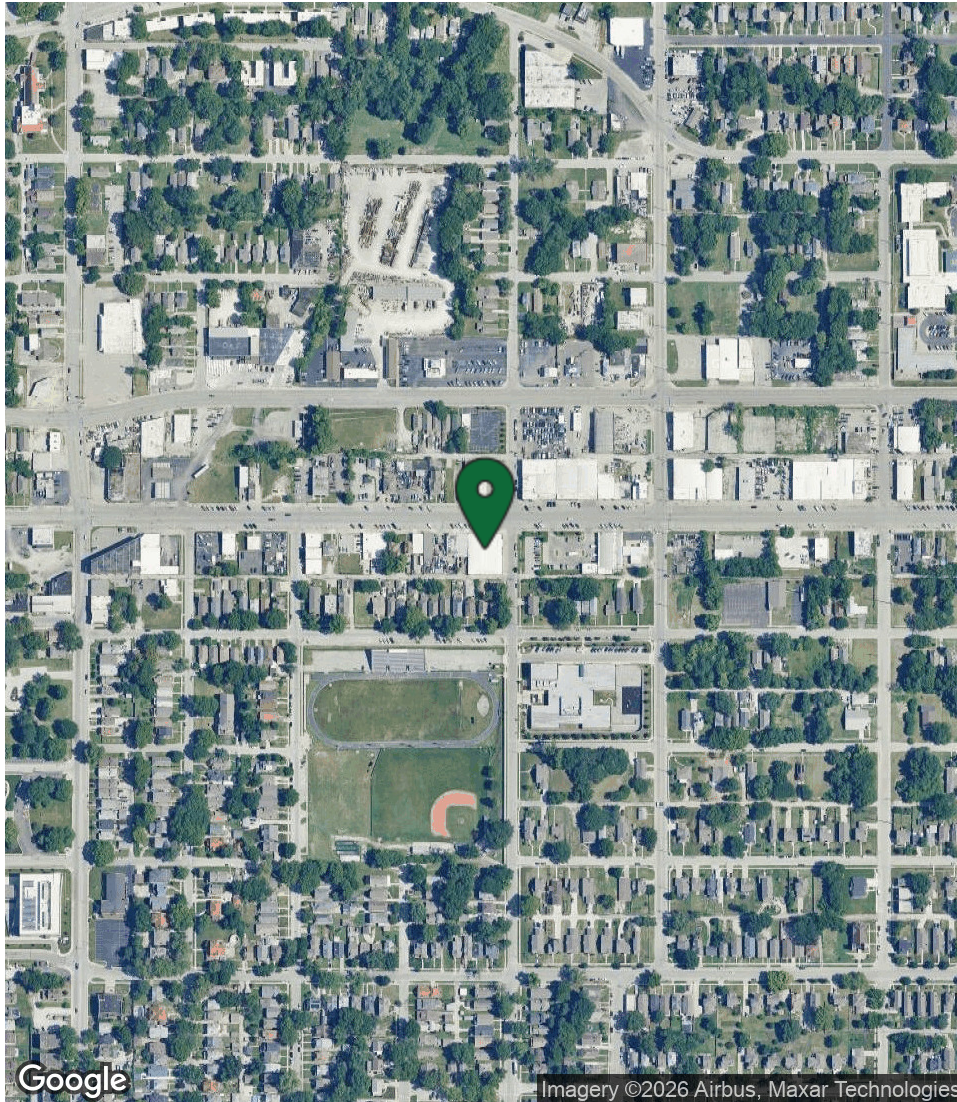
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PROPERTY
EXTERIOR PHOTOS



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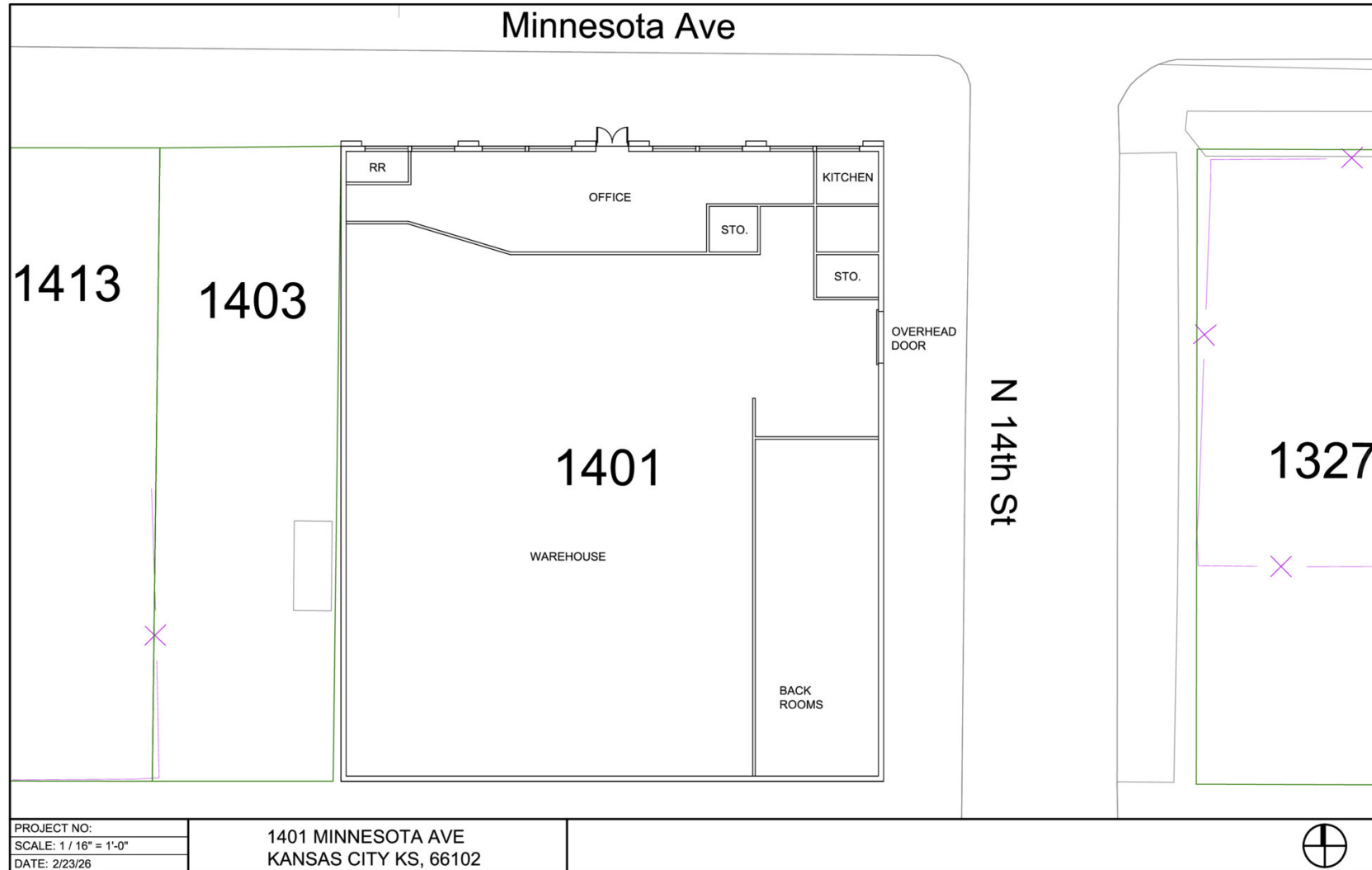
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PROPERTY FLOOR PLAN



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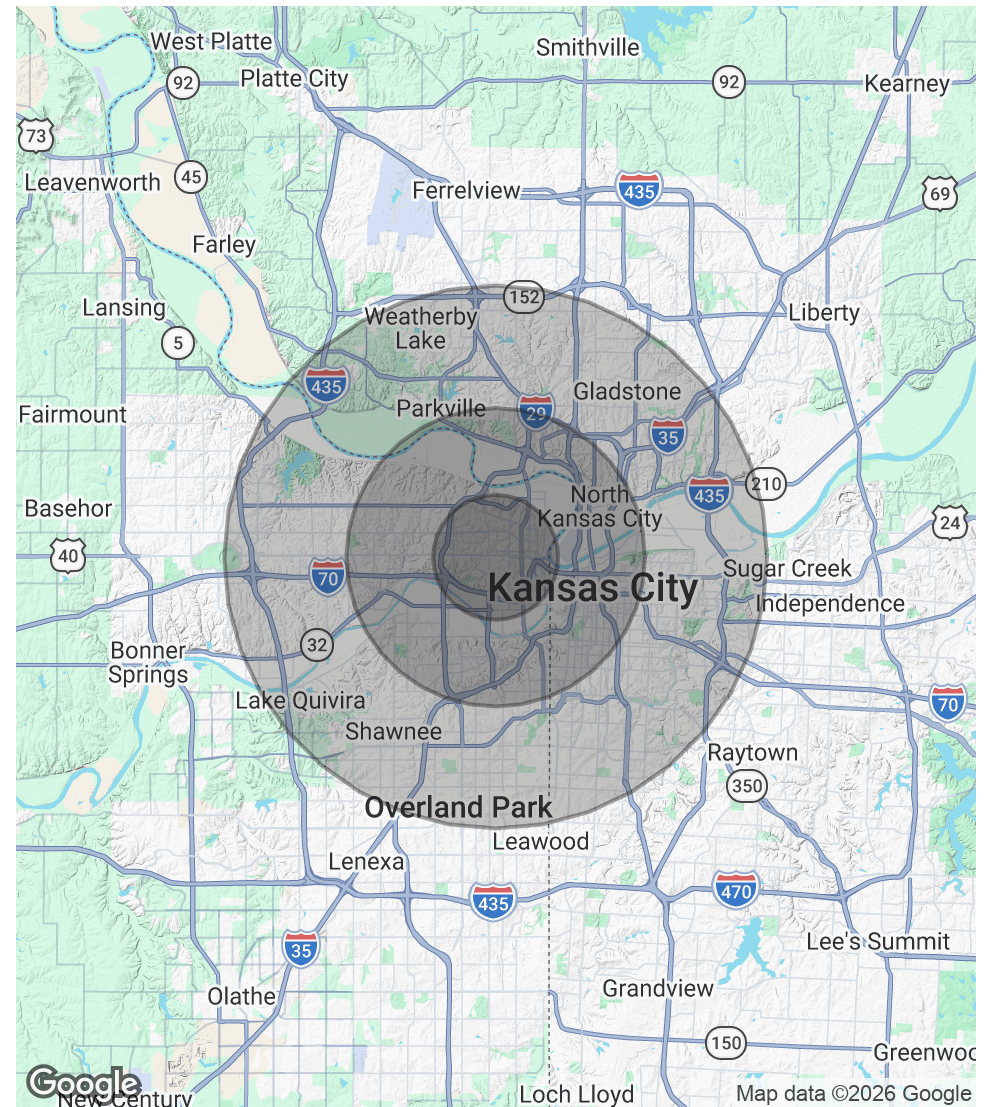
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POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	49,471	206,941	660,784
Average Age	34	37	39
Average Age (Male)	34	37	38
Average Age (Female)	35	37	40

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	16,294	90,061	280,729
# of Persons per HH	3	2.3	2.4
Average HH Income	\$59,471	\$74,848	\$92,153
Average House Value	\$137,875	\$245,903	\$291,114

2020 American Community Survey (ACS)



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