

FOR SALE OR LEASE

6700 Wilson Rd.
KANSAS CITY, MO 64125



RAIL SERVED OUTDOOR STORAGE FACILITY

+/-8 ACRE RAIL SERVED FACILITY WITH 20,000 SF COVERED STORAGE



RAIL SERVED OUTDOOR STORAGE

6700 WILSON RD. KANSAS CITY, MO 64125

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Lead Track
(not dedicated)

Dedicated Rail
Spurs



Wilson Rd.

Kansas City Terminal Rail

RAIL SERVED OUTDOOR STORAGE

6700 WILSON RD. KANSAS CITY, MO 64125

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- Dedicated rail holds up to 8 rail cars (expansion potential)
- Serviced by Watco 5 days/week
- >600 rail cars served annually

Kansas City Terminal Rail

Dedicated Line

Dedicated Line

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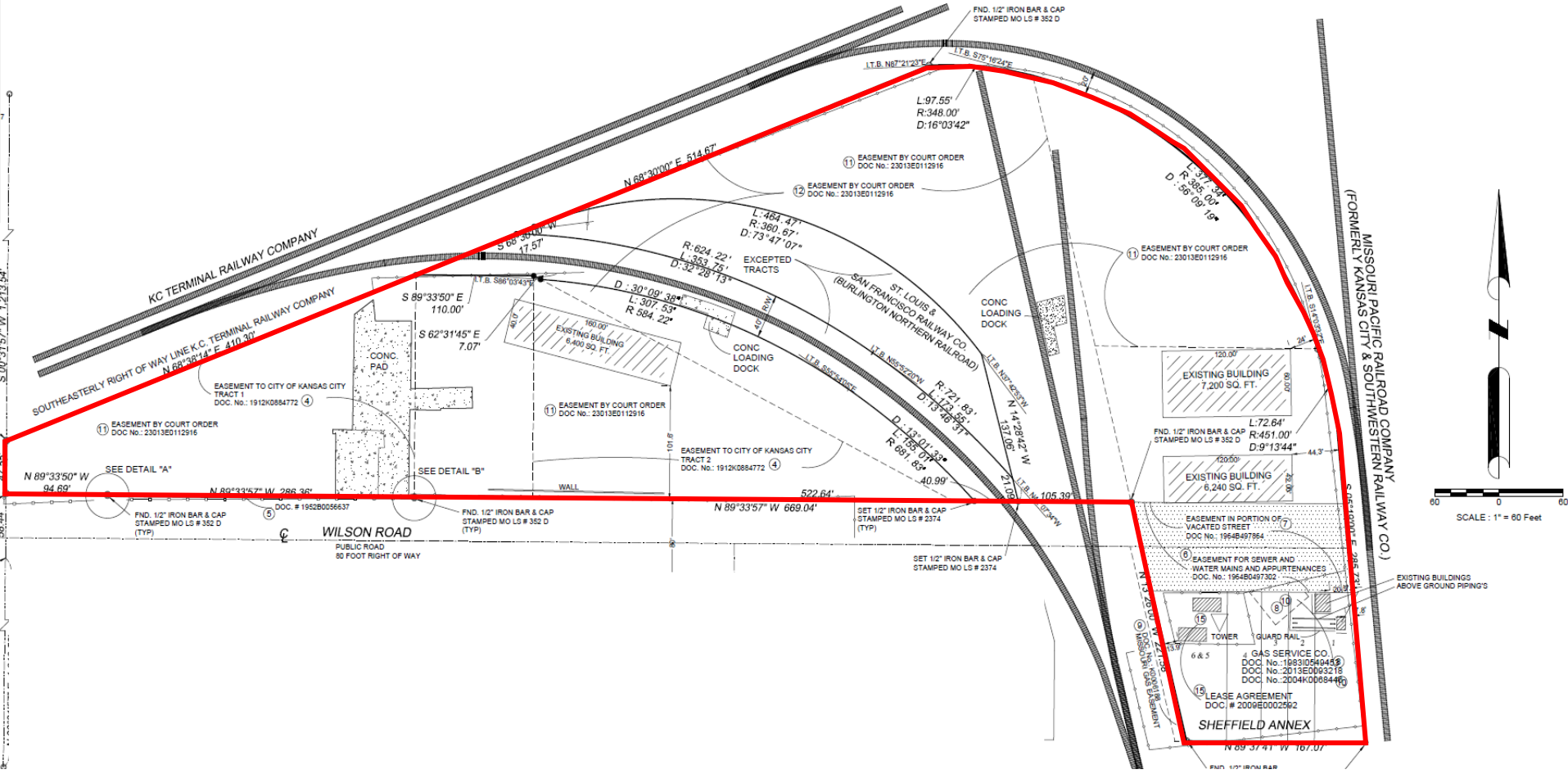
Square Footage	+/-20,000 Square Feet
Office Space	None- Utility Hookups Available for Mobile Office Trailer
Usable Acres	+/-8 Acres
Construction	Metal
Clear Height	20' Clear Height
Rail Provider	Kansas City Terminal Railway (KCTR) Served by Union Pacific, BNSF, Norfolk Southern and CPKC Served by Watco Daily
Number of Car Spots	Dedicated Rail Spurs Hold +/-8 Rail Cars on Site (>600 Cars Served Annually)
Number of Structures	Three (3) Open Air Covered Sheds
Lease Rate	Contact Broker
Sale Price	\$2,950,000
NNN Expenses	Taxes: \$15,491.95 Insurance: TBD CAM: Self-performed by Tenant



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Please contact Andrew Fischer
or Henry Weiler to schedule a
tour of this facility.

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