

# For Sale or Lease

## Recently Updated Industrial Building



## 7201 E 16th Street

Kansas City, Missouri

- ±11,993 SF Available
- Dock high & Drive-in loading
- Lease Rate: \$7.00 PSF NNN
- Sale Price: \$795,000

For more information:

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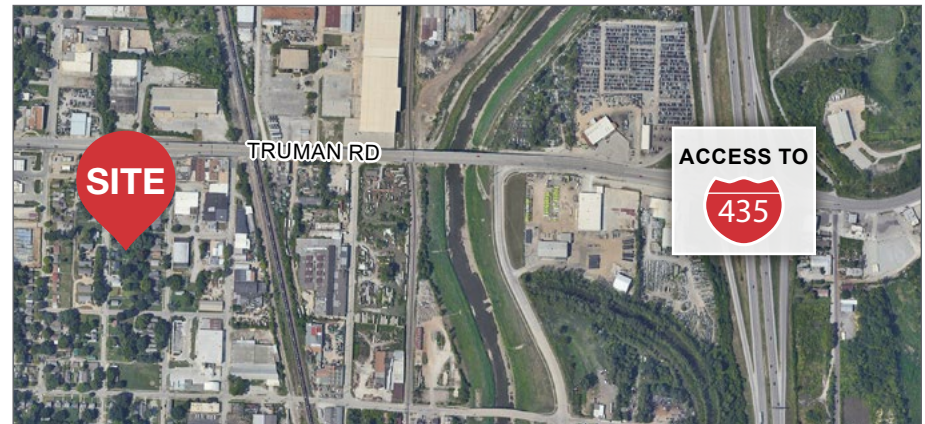
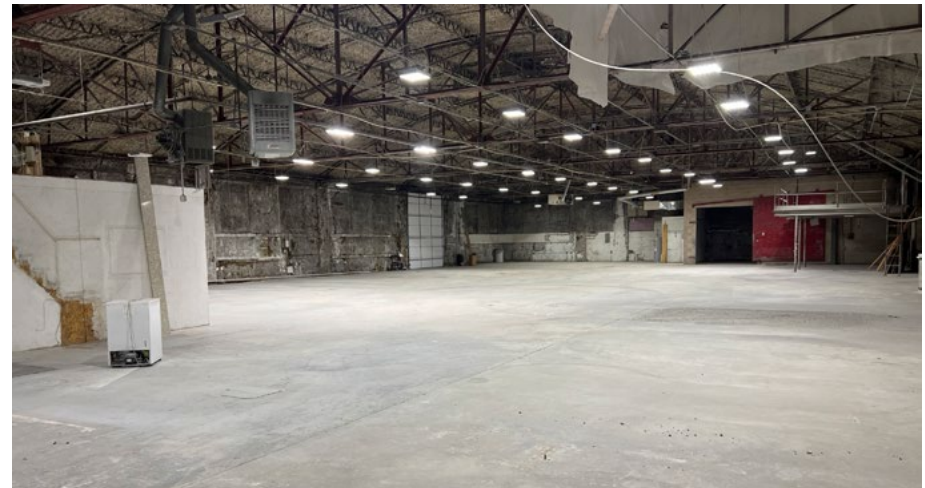


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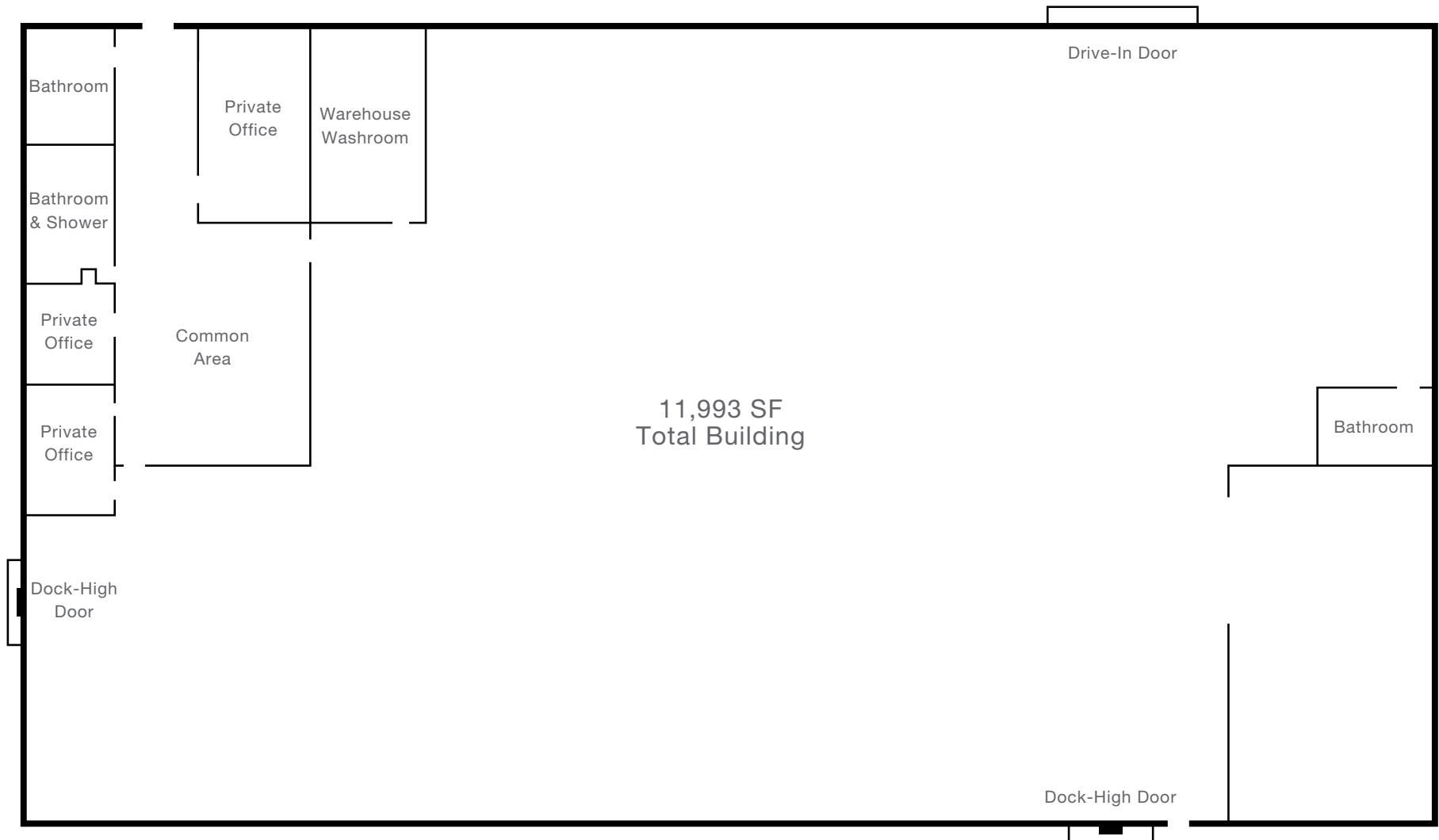
### Property Highlights:

AVAILABLE SPACE:	11,993 SF
ACREAGE:	0.92 Acres
LOADING:	Drive-In (1) 16' x 12' Dock High (2) 8' x 10'
CLEAR HEIGHT:	15'
COLUMN SPACING:	Clear Span
POWER:	3-Phase 400 Amps / 480V with Power Converter
ZONING:	M1-5
CAM:	Tenant to Self-Perform
2022 TAXES:	\$0.50 PSF
INSURANCE:	Est \$0.45 PSF
LEASE RATE:	\$7.00 PSF NNN
SALE PRICE:	\$795,000



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Drawing is not accurately drawn to scale. Square footage is accurate based on a building survey completed in 2023.

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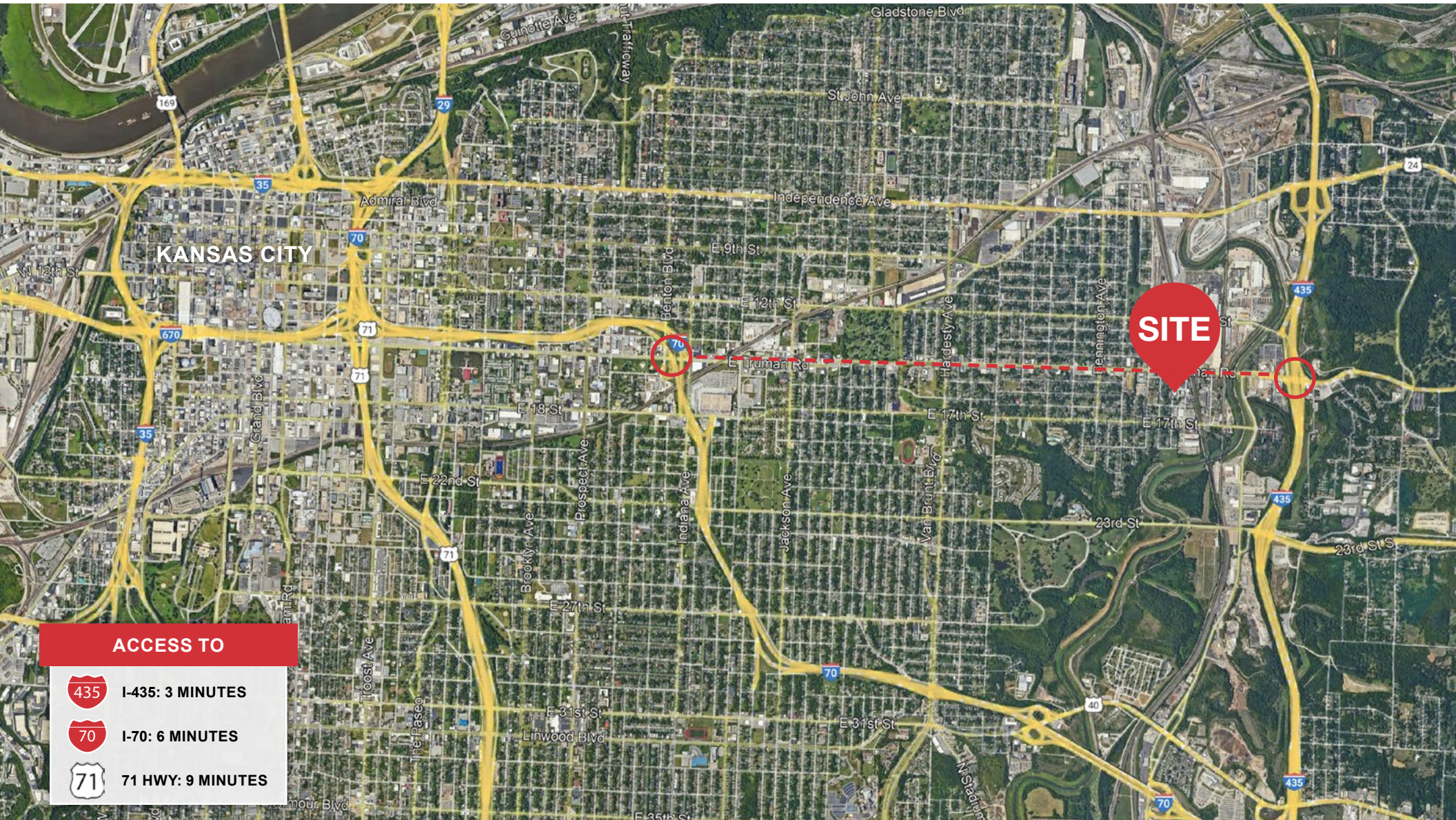


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**NAI**Heartland



#### ACCESS TO

**435** I-435: 3 MINUTES

**70** I-70: 6 MINUTES

**71** 71 HWY: 9 MINUTES

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