

1200 BURLINGTON MAIN BUILDING

1200 BURLINGTON STREET, NORTH KANSAS CITY, MO 64116

INDUSTRIAL PROPERTY
FOR SALE & LEASE



VIDEO

PROPERTY DESCRIPTION

Prime Burlington property with exceptional visibility at the northwest corner of a fully signalized intersection. The 18,143 SF main building features 17-foot ceilings, two drive-in doors, and 2,500 SF (+/-) office space. The property also includes a fenced yard. The property is in an Opportunity Zone, offering significant potential for business or development. It is ideal for warehouse or industrial use, with excellent access to HWY 9 (Burlington).

PROPERTY HIGHLIGHTS

- Excellent HWY 9 (Burlington) Frontage
- NW Corner Of Fully Signalized Intersection
- Warehouse - 17' Ceilings
- Located in an Opportunity Zone
- Fenced Yard

OFFERING SUMMARY

Available SF:	18,143 SF (+/-)
Zoning:	M-1

DEMOGRAPHICS	2.3 MILES	5.5 MILES	10 MILES
Total Households	13,818	105,376	283,154
Total Population	25,255	247,960	674,725
Average HH Income	\$69,521	\$70,330	\$88,034

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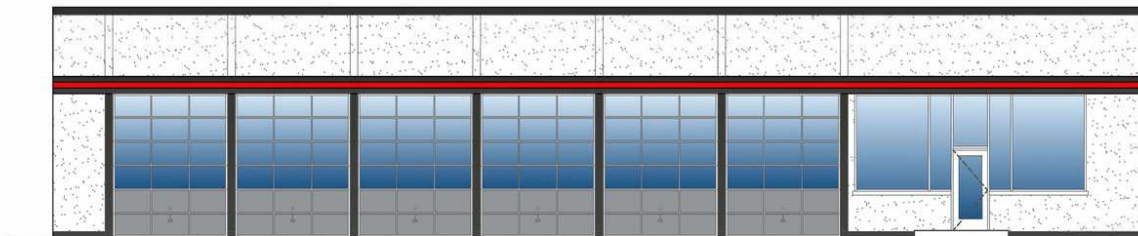
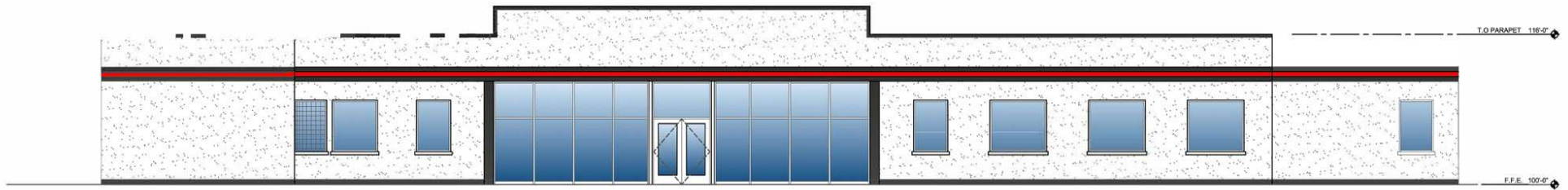
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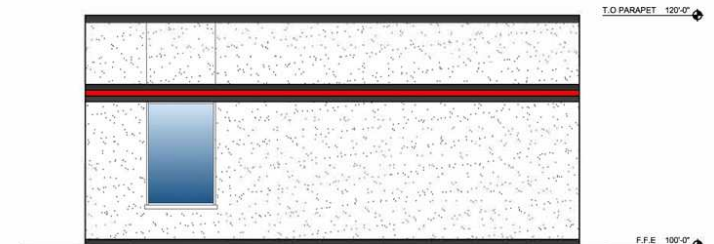
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BUILDING CONCEPTUAL
RENDERINGS



SOUTH ELEVATION
1202 BURLINGTON



EAST ELEVATION
1202 BURLINGTON

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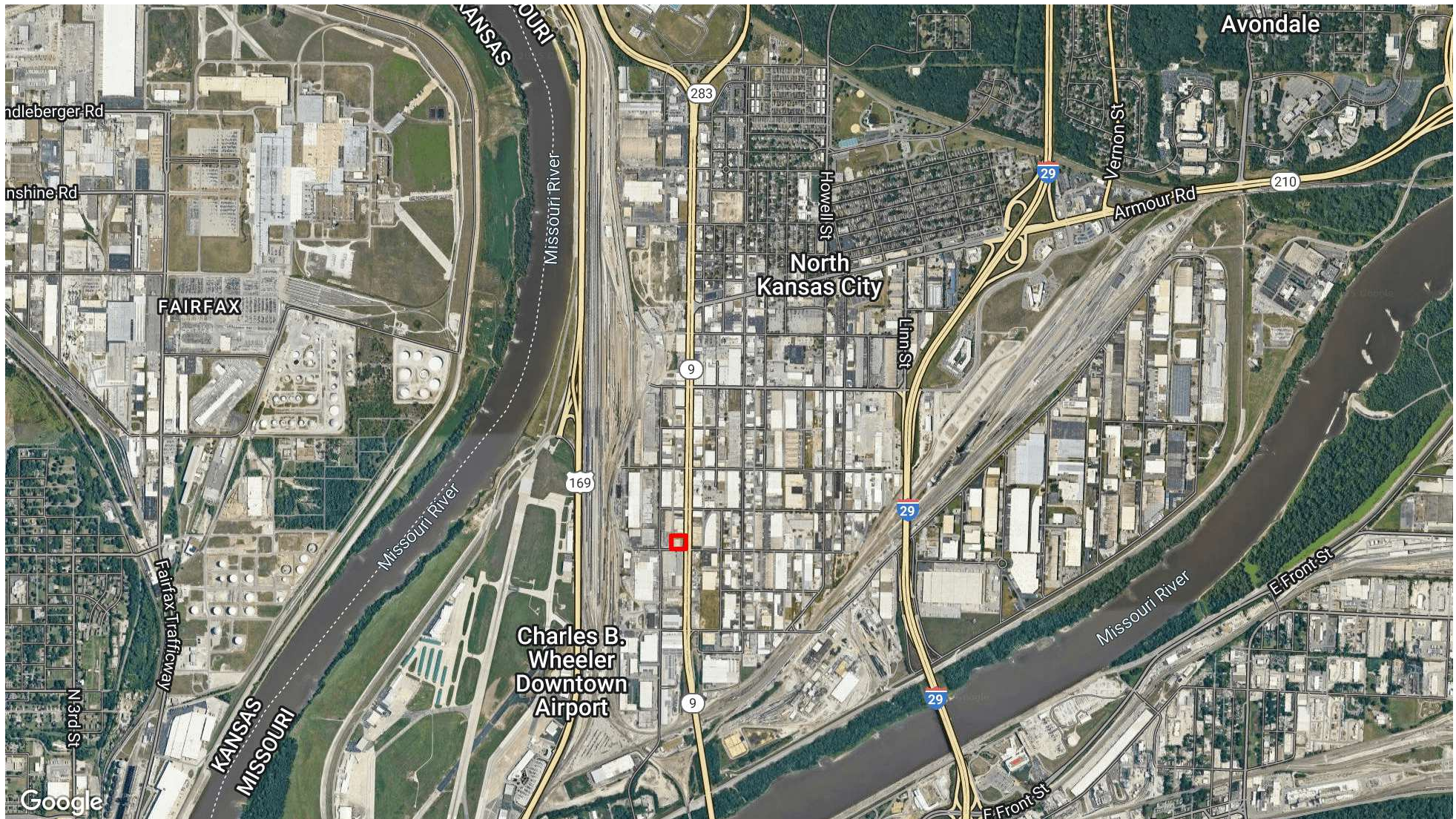
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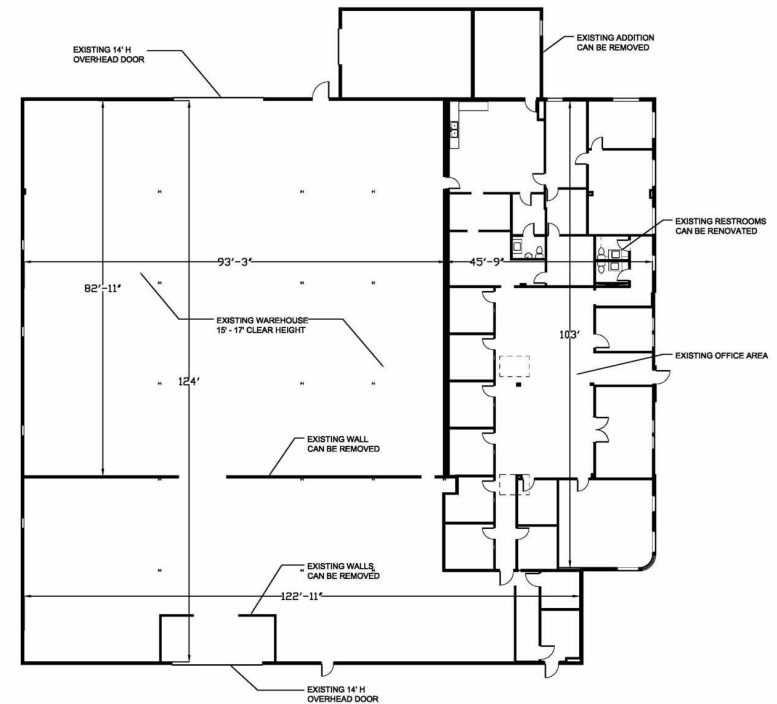
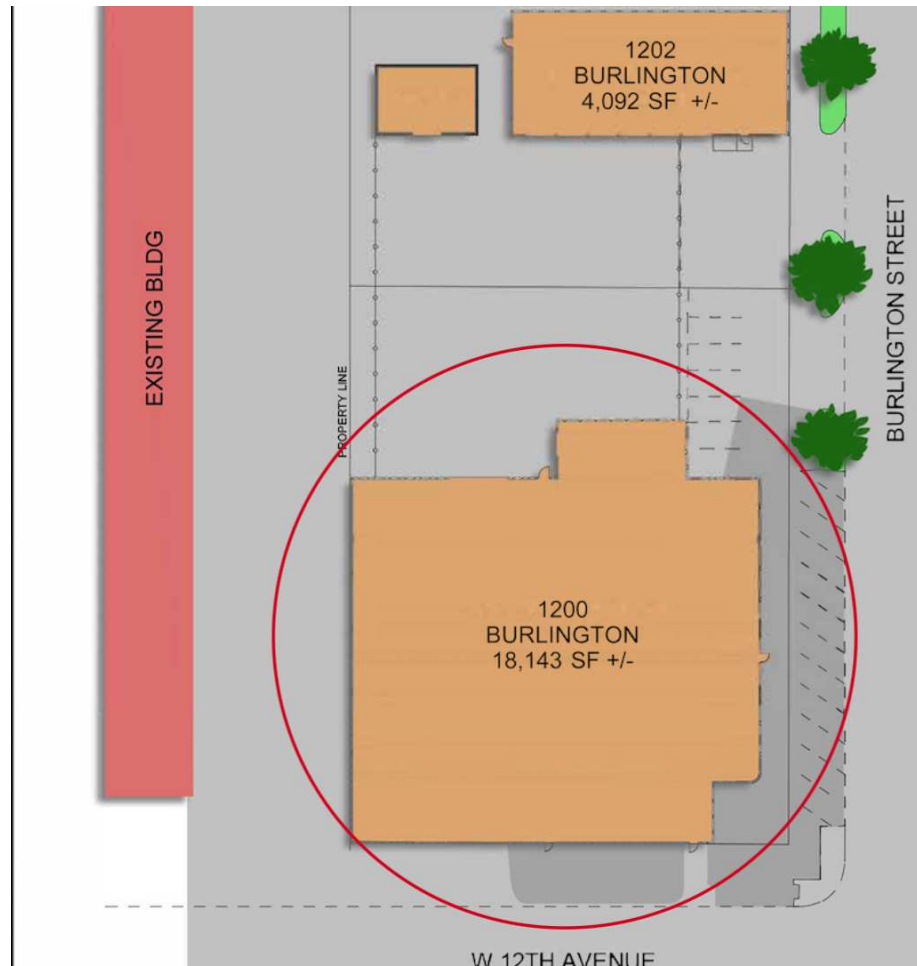
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1 FLOOR PLAN



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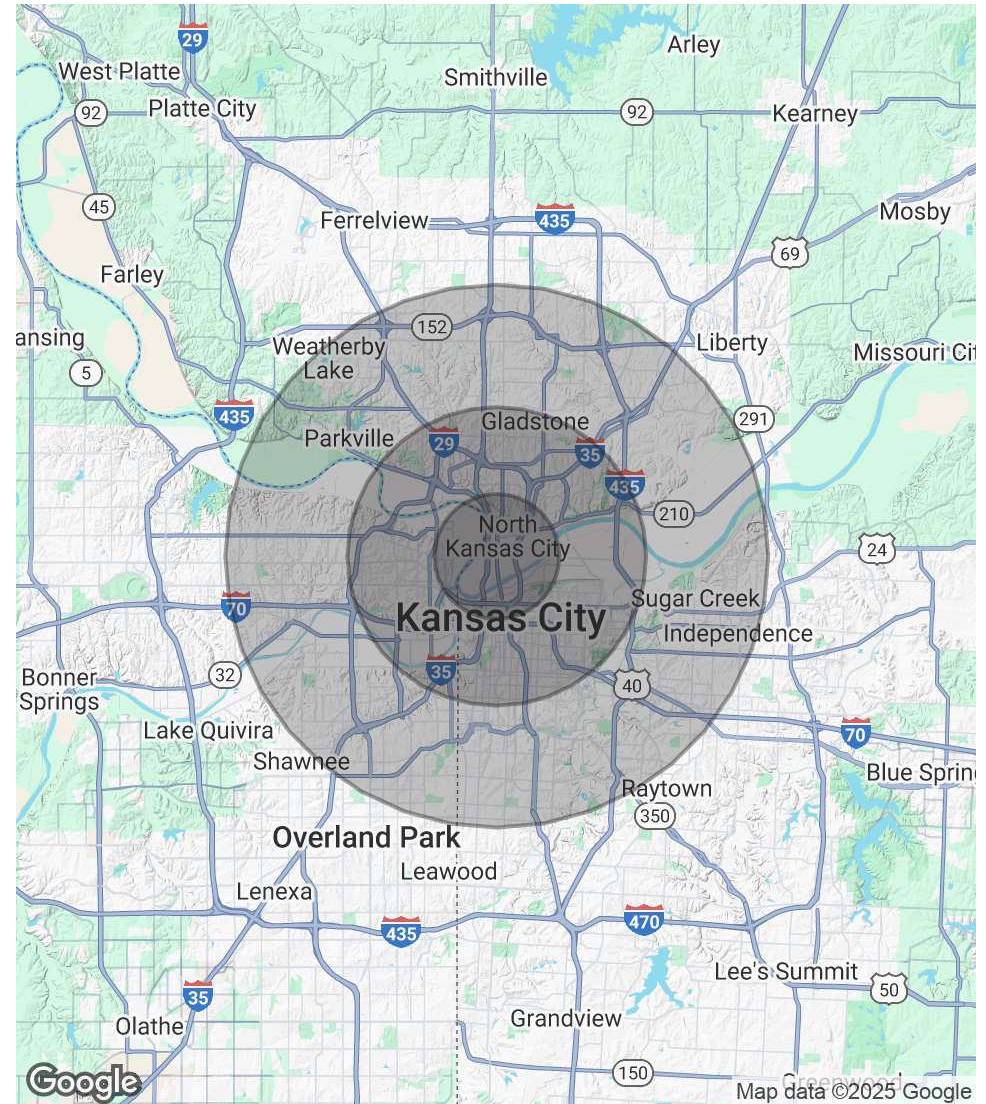
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POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	25,255	247,960	674,725
Average Age	37	37	38
Average Age (Male)	37	37	38
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	13,818	105,376	283,154
# of Persons per HH	1.8	2.4	2.4
Average HH Income	\$69,521	\$70,330	\$88,034
Average House Value	\$294,310	\$230,728	\$270,725

Demographics data derived from AlphaMap



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