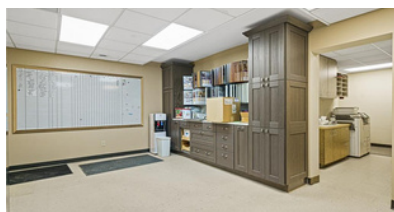


FOR SALE

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K A N S A S C I T Y , M O 6 4 1 2 6

49,118 SF INDUSTRIAL
ZONED M1-5
WAREHOUSE /
MANUFACTURING

OFFERED
AT **\$2,200,000**



THE HIGHLIGHTS

- Size: 49,118 SF (±1,800 SF Office | ±47,318 SF Warehouse)
- Site: Just under 2 acres
- Office Buildout: Reception, private offices, break room, storage
- Warehouse: Wet sprinkler system, (5) dock-high doors, (2) drive-in doors, concrete floors, upper-level storage
- Power: 3-phase 220V | 400+200 amp service
- Extras: Employee break room, divisible space, inactive rail spur (verify reactivation), Opportunity Zone
- Quick access to I-435, I-70, I-35, I-470, Hwy 291, 350/50, 150, 210
- 30 minutes to KCI Airport
- Excellent regional distribution hub

GET IN TOUCH

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