

1724

WASHINGTON STREET
KANSAS CITY, MO



**FOR SALE OR LEASE: ±17,040 SF INDUSTRIAL
BUILDING WITH HEAVY POWER**

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- **±1,318 SF Office Space**
 - » **Main Level:** 726 SF with Reception, (1) Private Office, Open Office Area, Restroom
 - » **Bonus Mezzanine:** 592 SF Open Office Area
- **16,314 SF Warehouse Space**
 - » Original Warehouse: 11,029 SF
 - » 2002 Expansion: 5,285 SF
 - » 1,500 Bonus Storage Mezzanine
 - » Existing Warehouse Restroom
- **Loading:** (1) Drive-In 20' W x 12' H and (1) Van-High 20' W x 12' H
- **Clear Height:** 12' - 15'
- **Heavy Power:** 3-Phase, 480V, 600+ Amps
- Bus Ducts Throughout
- Excellent Highway Access to I-35 & I-670
- Existing Large Air Compressor
- **Lease Rate:** \$8.00 PSF NNN
 - » Taxes: \$1.22
 - » Insurance: \$0.91
 - » CAM: Self-Performed
- **Sale Price:** \$1,800,000 (\$105 PSF)



LOCATION AERIAL



PHOTOS

