

FOR SALE & FOR LEASE

1228-1234 BURLINGTON ST
KANSAS CITY, MO 64116



PEAK

Real Estate Partners

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PROPERTY HIGHLIGHTS:

- **For Sale: \$2,250,000**
- **For Lease: \$7.00/PSF NNN**
- Flex/Industrial/Showroom Space for Lease
- Total Property Size: 25,189 RSF
- Building A – 16,989 RSF (Approx. 30% Showroom/70% Warehouse)
- Building B – 8,200 RSF (1,150 SF Showroom)
- Billboard Signage Available – Visibility to 18,637 Cars per day.
- Loading: 8' x 8' ramped rear loading door & 14'x12' grade level door with recessed dock and steel ramp
- Located in the heart of North KC with ample restaurants within a short distance
- Private parking (15-20 stalls) and street parking available
- Power: 3-Phase
- Space is suitable for a retail/entertainment concept

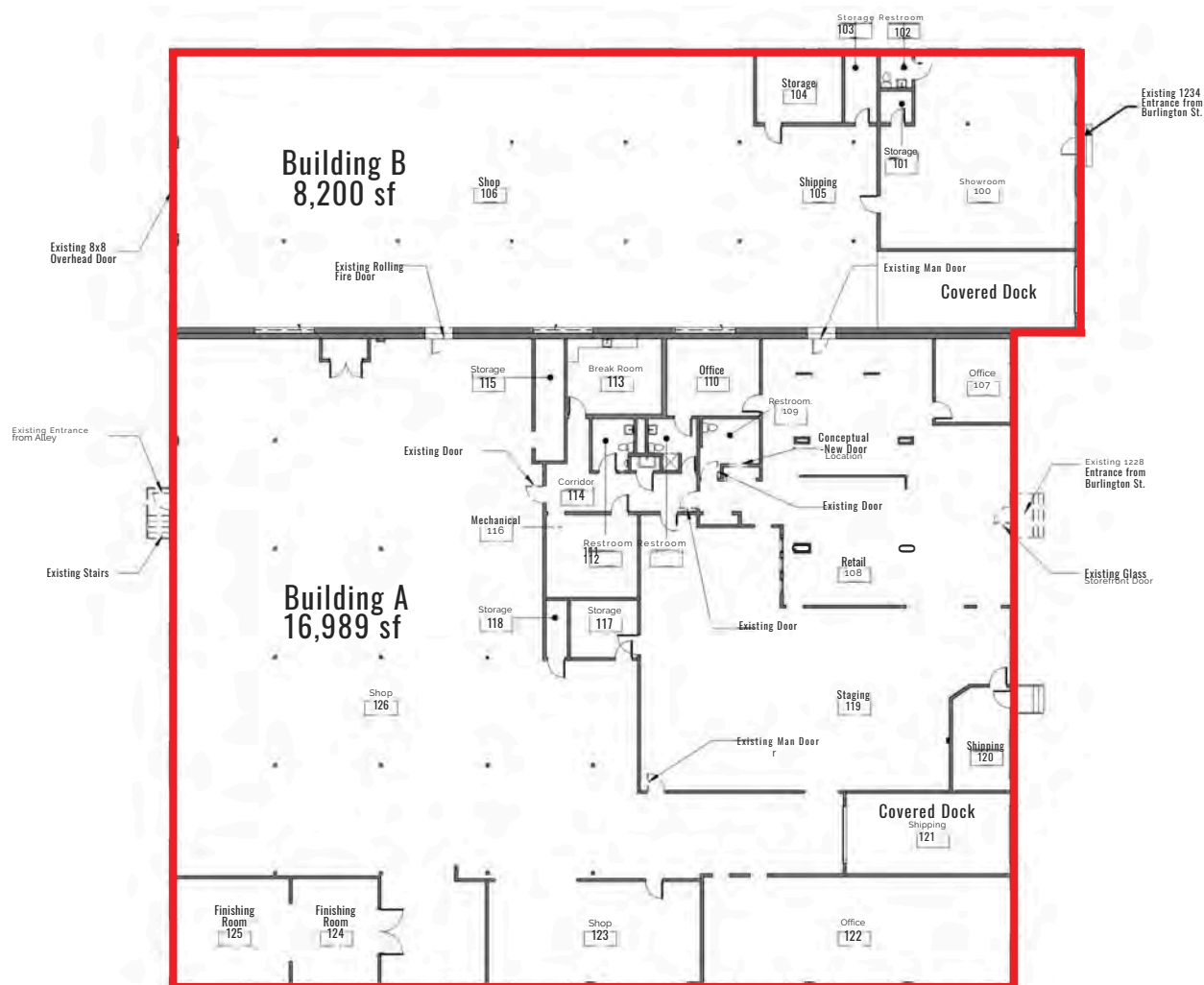
8700 State Line Road, Suite 300
Leawood, KS 66206

FLOOR PLAN

1228-1234 BURLINGTON STREET



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1228 - 1234 Burlington Street

Existing Floor Plan

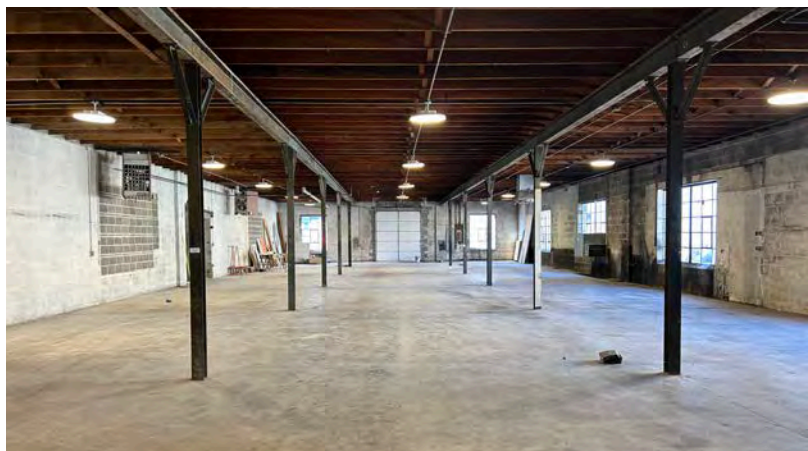
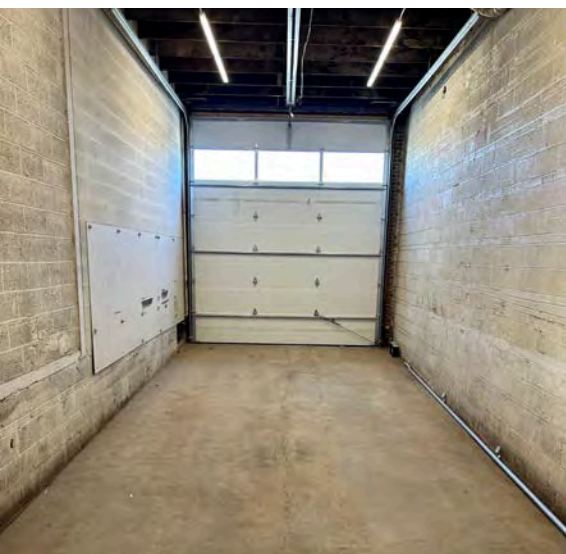
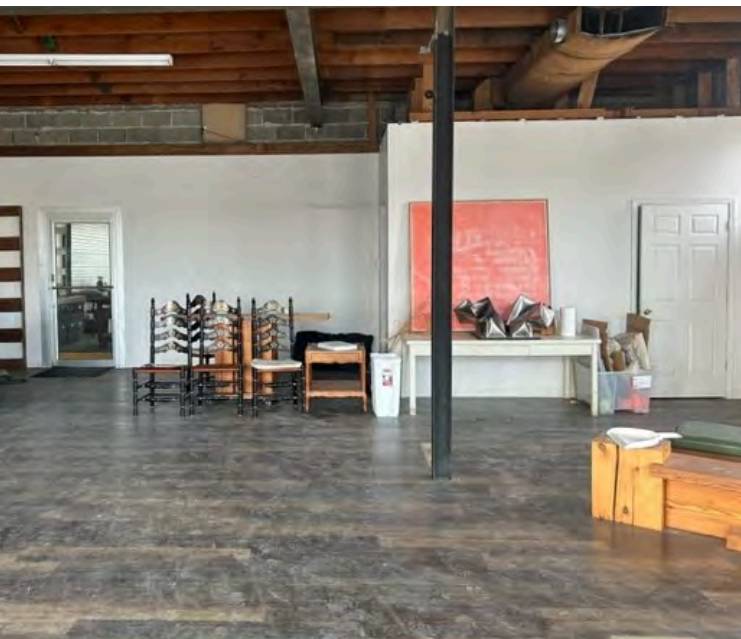
Scale 1/16" = 1'

PROPERTY PHOTOS

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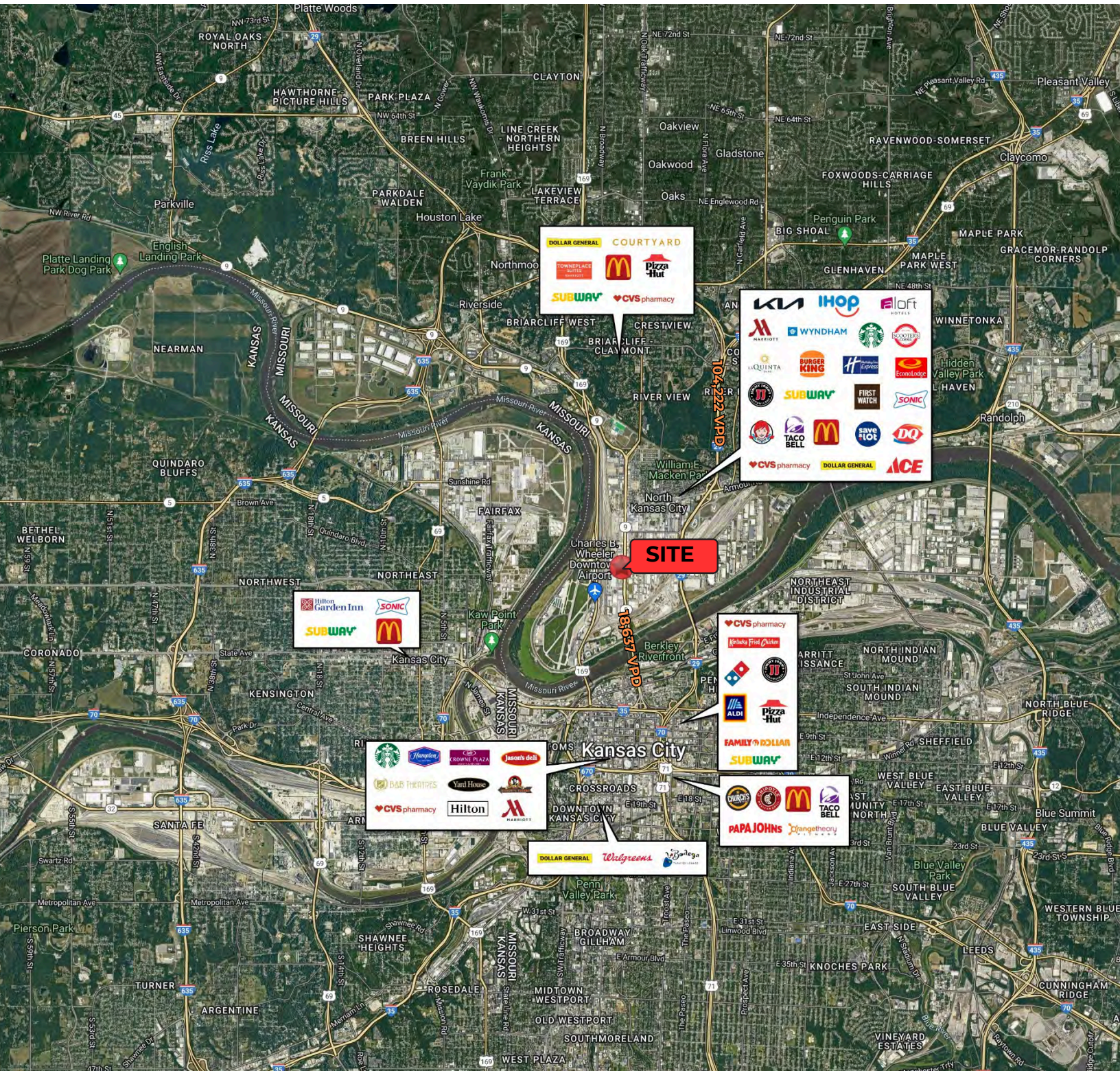


AERIAL

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