



Industrial Building For Sale

# 140 Corum Road Excelsior Springs, Missouri

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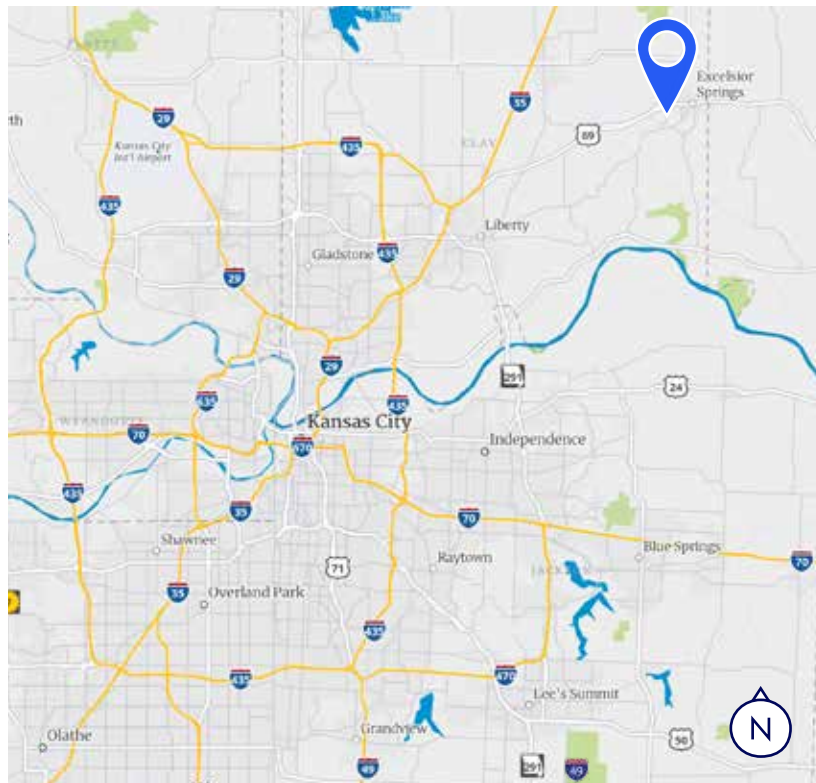


# Property Overview

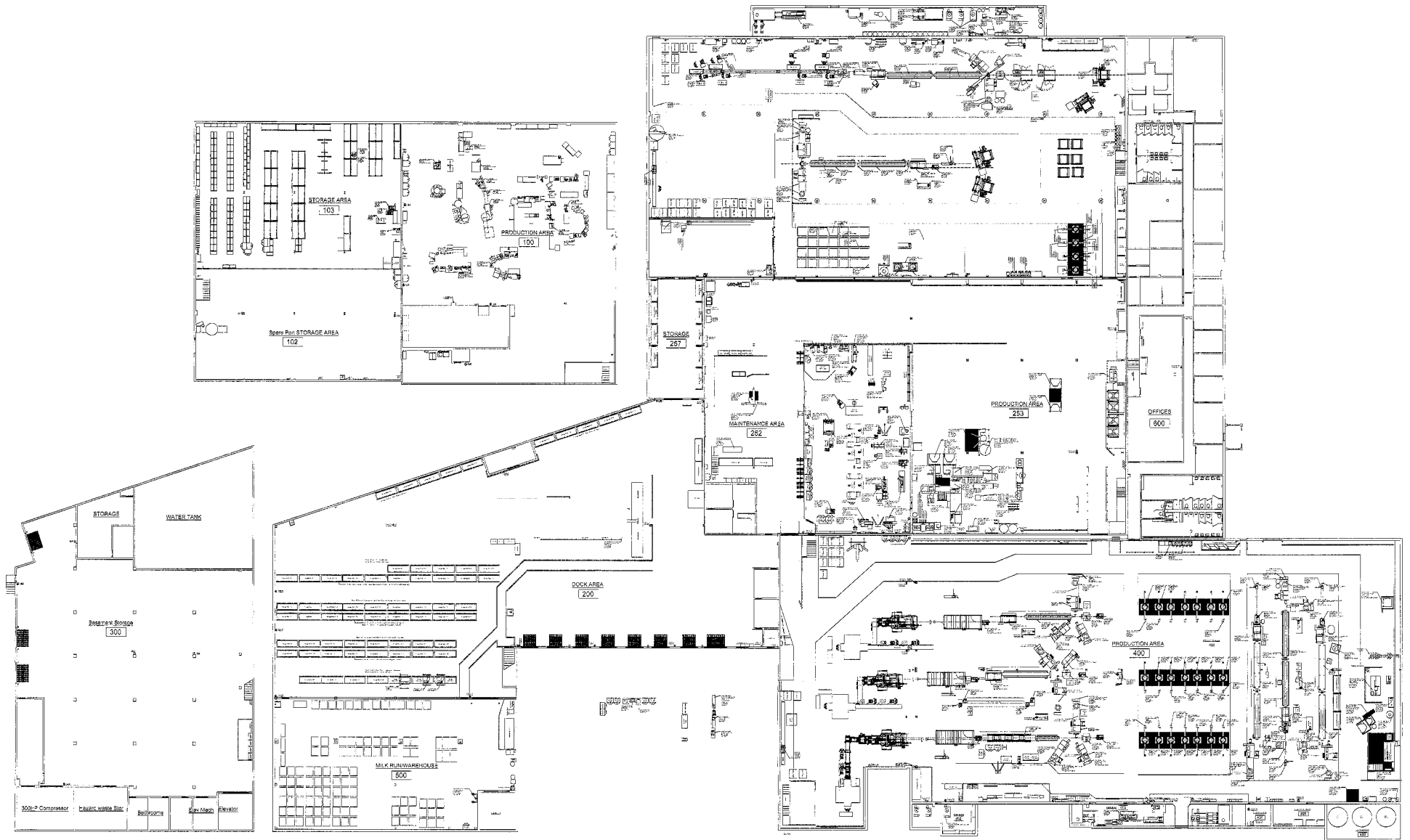
<b>Total Building Size:</b>	163,355± SF
<b>Office Space:</b>	9,993± SF
<b>Land:</b>	8.58 acres <ul style="list-style-type: none"><li>• Additional 2.02 AC available (shown on aerial on page 5) Inquire with broker for additional details</li></ul>
<b>Year Built:</b>	1970
<b>Construction Type:</b>	Double-T concrete and masonry
<b>Ceiling Height:</b>	11'-26'
<b>Dock Doors:</b>	11 total <ul style="list-style-type: none"><li>• South side</li><li>• West side</li><li>• 8 (8'x10')</li><li>• 3 (8'x10')</li></ul>
<b>Drive-In Door:</b>	1 total

<b>Dock Equipment:</b>	All dock doors are fully equipped and have mechanical pit levelers
<b>Parking:</b>	229 striped spaces
<b>Electrical Service:</b>	Heavy
<b>Fire Suppression:</b>	Wet system
<b>Lighting:</b>	LED
<b>Zoning:</b>	M1
<b>Sale Price:</b>	\$3,750,000 (\$22.95 PSF)

**Offering Overview:** A rare opportunity to acquire a well-maintained bulk manufacturing facility in Kansas City's northeast corridor at a well below replacement cost. Features heavy electrical service, and offers close proximity to highway access and abundant amenities.



# Floor Plan



# Photos





**140 Corum Road | For Sale**

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