

# FOR SALE



## WEST BOTTOMS INDUSTRIAL / FLEX BUILDING

909 State Line Road | Kansas City, MO 64101



### HIGHLIGHTS

- 15,985 SF Industrial/ Flex building
- Perfect for an owner/user, investor, or redevelopment
- Land Area: .17 Acres
- 2 Dock High and 1 drive in door
- Rail Line access
- Freight Elevator
- Fully Sprinkled
- Sale Price: \$948,640



Rear Access Easement

**CONNOR WELTMER**  
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M (913) 230-3986

Crossroads Real Estate Group  
O (816) 298-9998  
7227 Metcalf Avenue, Suite 201  
Overland Park, KS 66204



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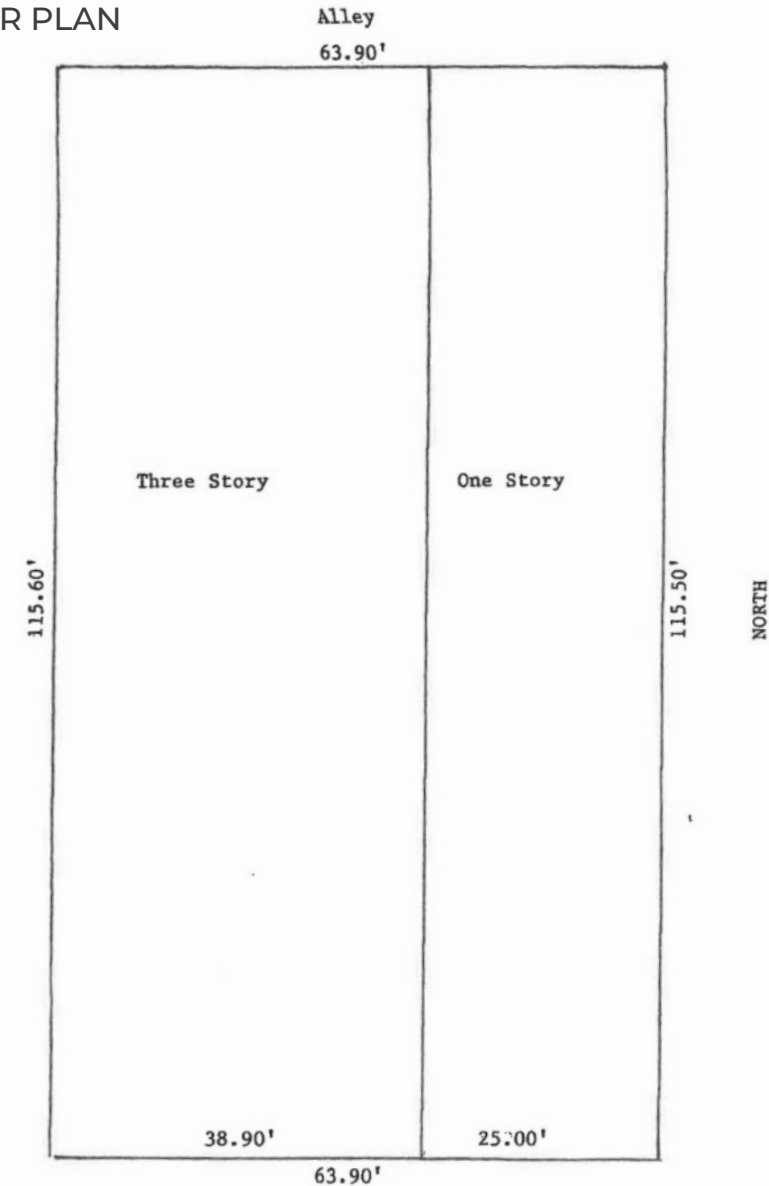


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### FLOOR PLAN



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### WEST BOTTOMS REDEVELOPMENT

## SomeraRoad



Kansas City's West Bottoms is seeing major momentum with SomeraRoad's large-scale redevelopment, a multi-phase investment focused on revitalizing historic warehouses and underutilized industrial buildings. The project will introduce new apartments, office and retail space, hospitality uses, and public infrastructure while preserving the gritty character that defines the district, positioning the West Bottoms as a true mixed-use neighborhood rather than just an event-driven destination.



## ROCK ISLAND BRIDGE

The Rock Island Bridge project adds a bold, destination-driven anchor to the momentum. The former railroad bridge over the Kansas River is being transformed into a one-of-a-kind pedestrian attraction with restaurants, bars, event space, and riverfront views, creating a new regional draw that strengthens the West Bottoms' connection to downtown and reinforces its emergence as a year-round entertainment and cultural hub.

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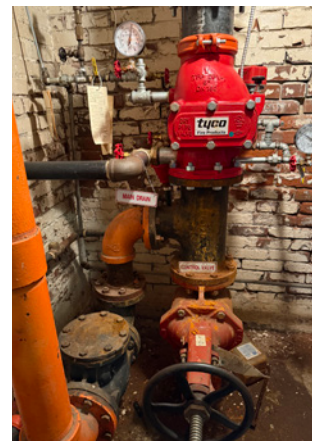


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