

For Sale or Lease

3255 N. 7th Street Trafficway
Kansas City, Kansas



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Accelerating success.

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Property Features

Building Size:	21,760± SF
Office Area:	1,500± SF (500± SF of bonus mezzanine)
Land Area:	0.77 acres
Year Built:	1943/1989
Zoning:	M-3
Clear Height:	12.5'-13'
Loading:	<div>5 dock-high doors<ul style="list-style-type: none">• 2 recessed (12'x14') - 1 with pit leveler• 1 (6'x8')• 1 (8'x10') - with pit leveler• 1 (6'x8') - former rail door</div>
Sale Price:	\$1,400,000 (\$64/SF)
Lease Rate:	\$5.75 PSF, NNN
Electrical Service:	<div>• 325a, 480v, 3ph<ul style="list-style-type: none">• 200a, 480v, 3ph</div>

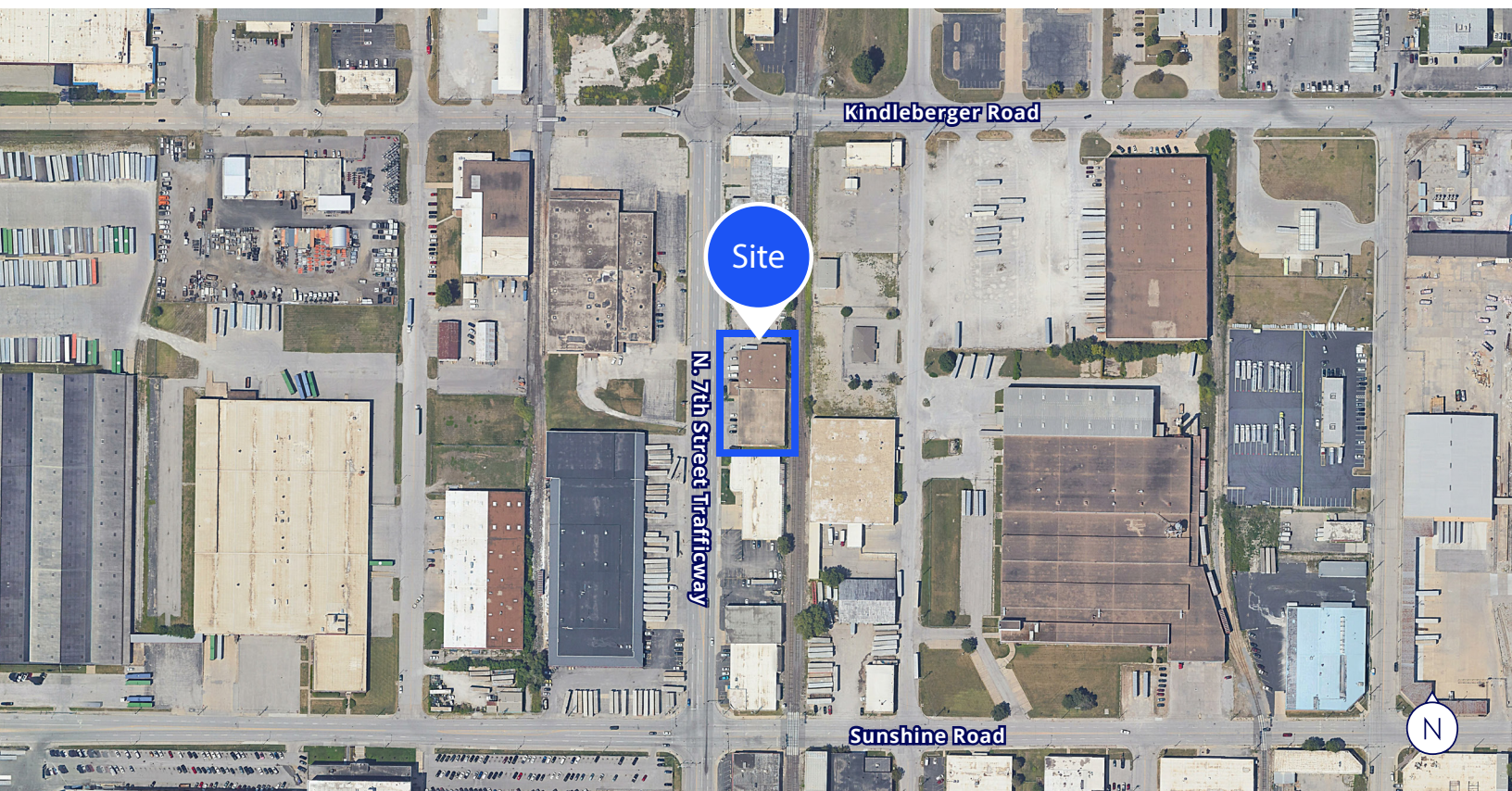
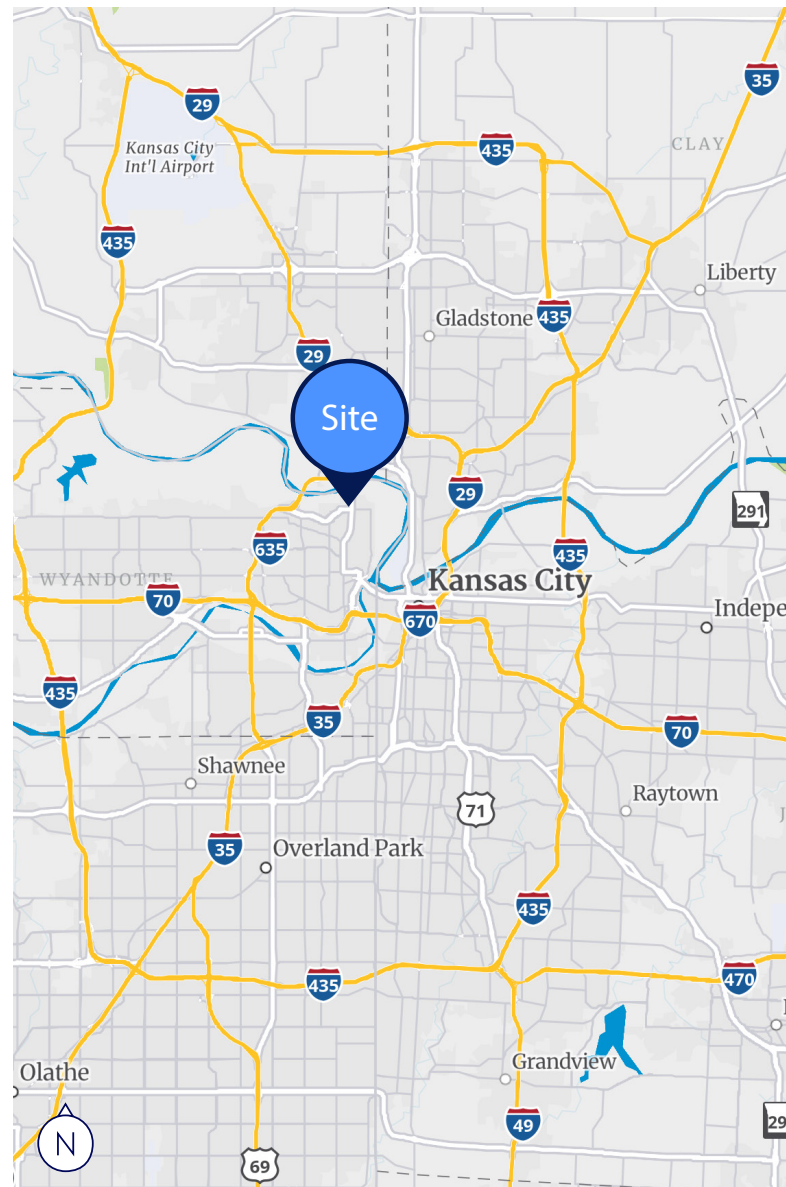


Photo Gallery



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