

FOR SALE OR LEASE



WEST BOTTOMS FLEX SPACE

1315 W 12TH ST., KANSAS CITY, MO 64101

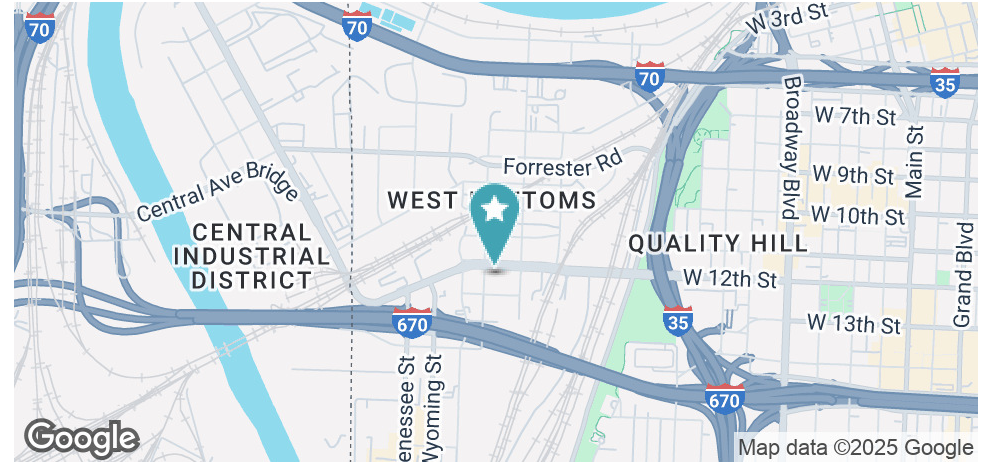
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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--------------------|
| Lease Rate: | \$6.75 SF/yr (NNN) |
| Available SF: | 52,324 SF |
| Zoning: | M3-5 |
| Year Built/Renovated: | 1970/2021 |
| Land Area | 1.12 acres |
| Lot Dimensions | 127' x 324' |
| Sale Price: | Call For Pricing |

PROPERTY OVERVIEW

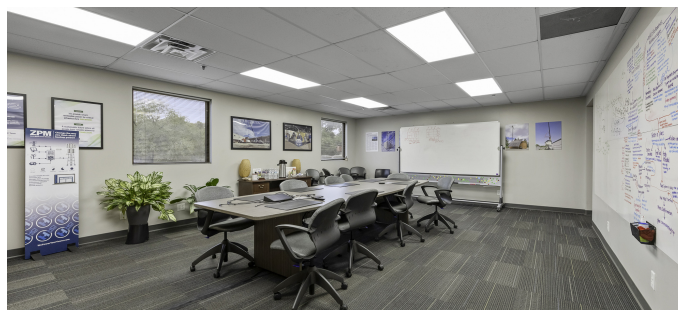
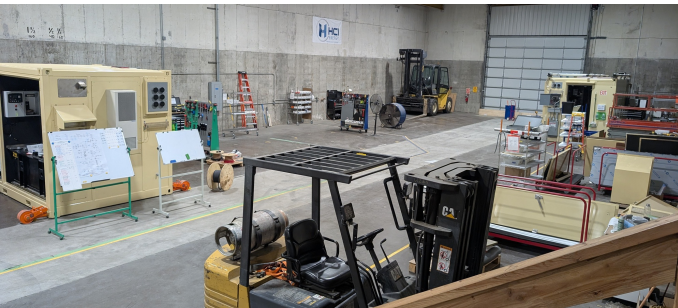
Great building for industrial tenant, owner occupant, or redevelopment. Exceptionally located in the heart of the West Bottoms, with excellent highway visibility and access. Loading includes angulated 4 position covered interior dock, exterior 4 position covered dock, and 2 drive ins.

PROPERTY HIGHLIGHTS

- 52,243 SF Industrial/Flex Space on 1.12 acres
- 23,000 SF Outdoor Storage and Staging Yard
- Built in 1970, renovated in 2021 for manufacturing and office space
- Iconic location in Kansas City with excellent highway access in the Heart of the West Bottoms
- 2 Drive ins, 4 Interior Docks and 4 Exterior Docks
- Clear Heights: 17.5' (1st Floor) 14.5' (2nd floor) / Dry Sprinkler System / Heavy Power
- Available for Occupancy October 2026

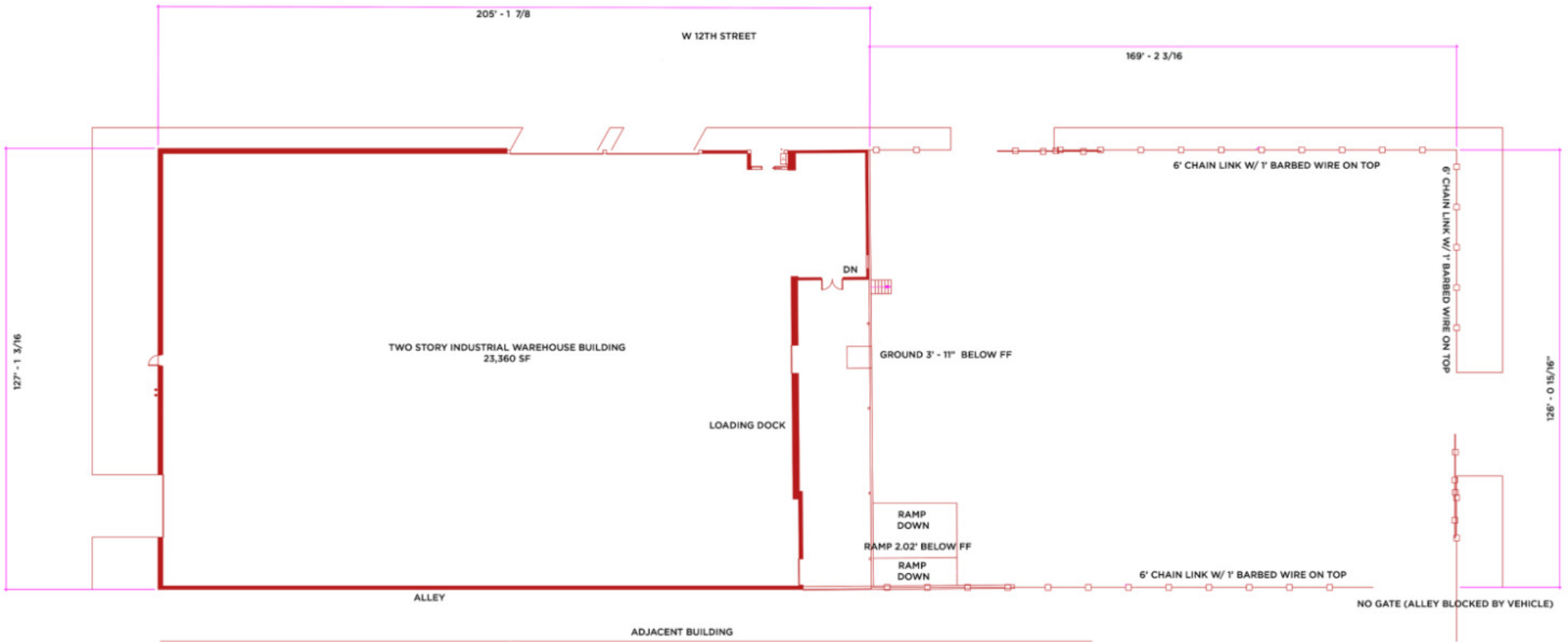


ADDITIONAL PHOTOS



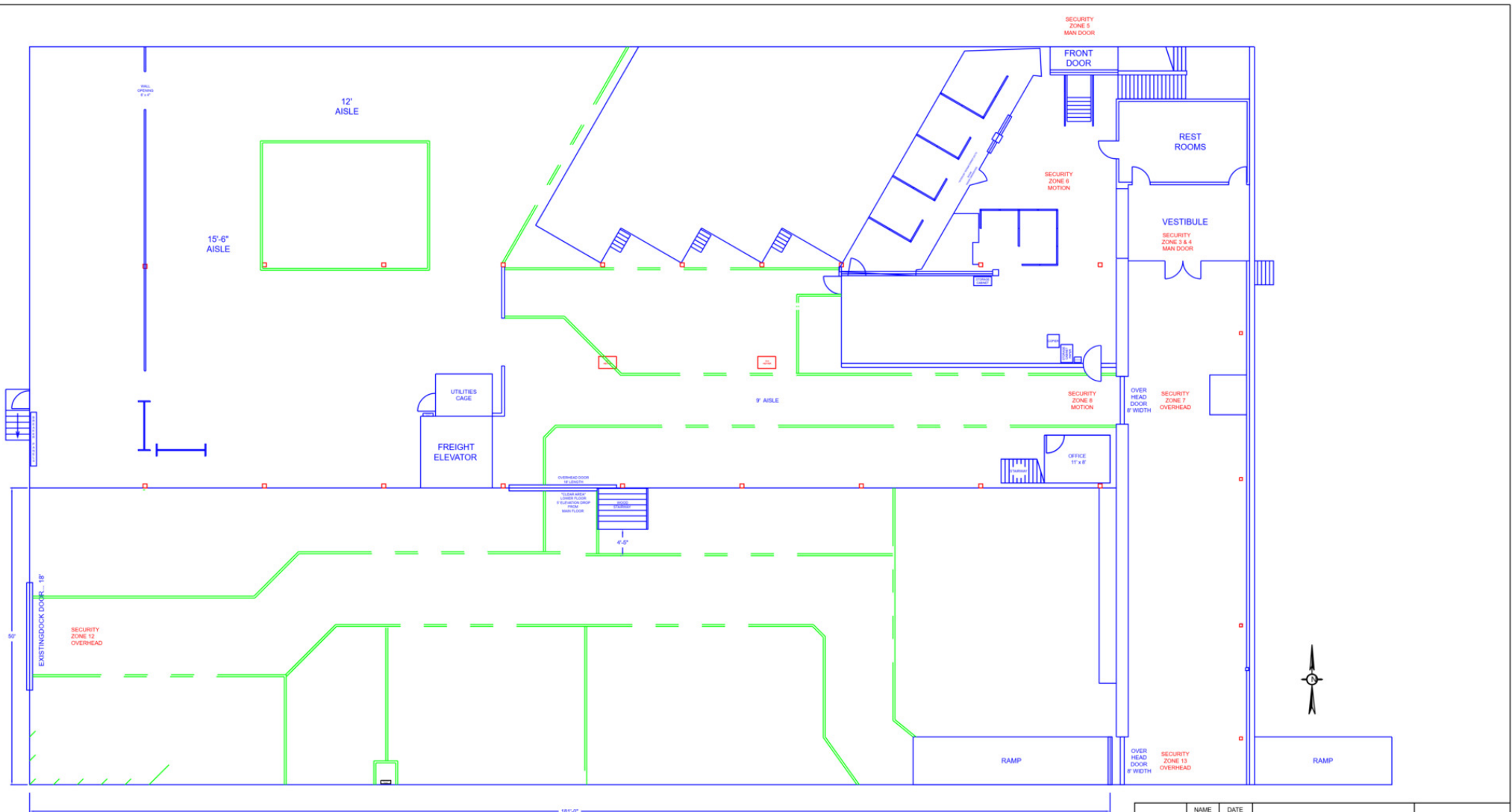


SITE PLAN





FIRST FLOOR FLOORPLAN

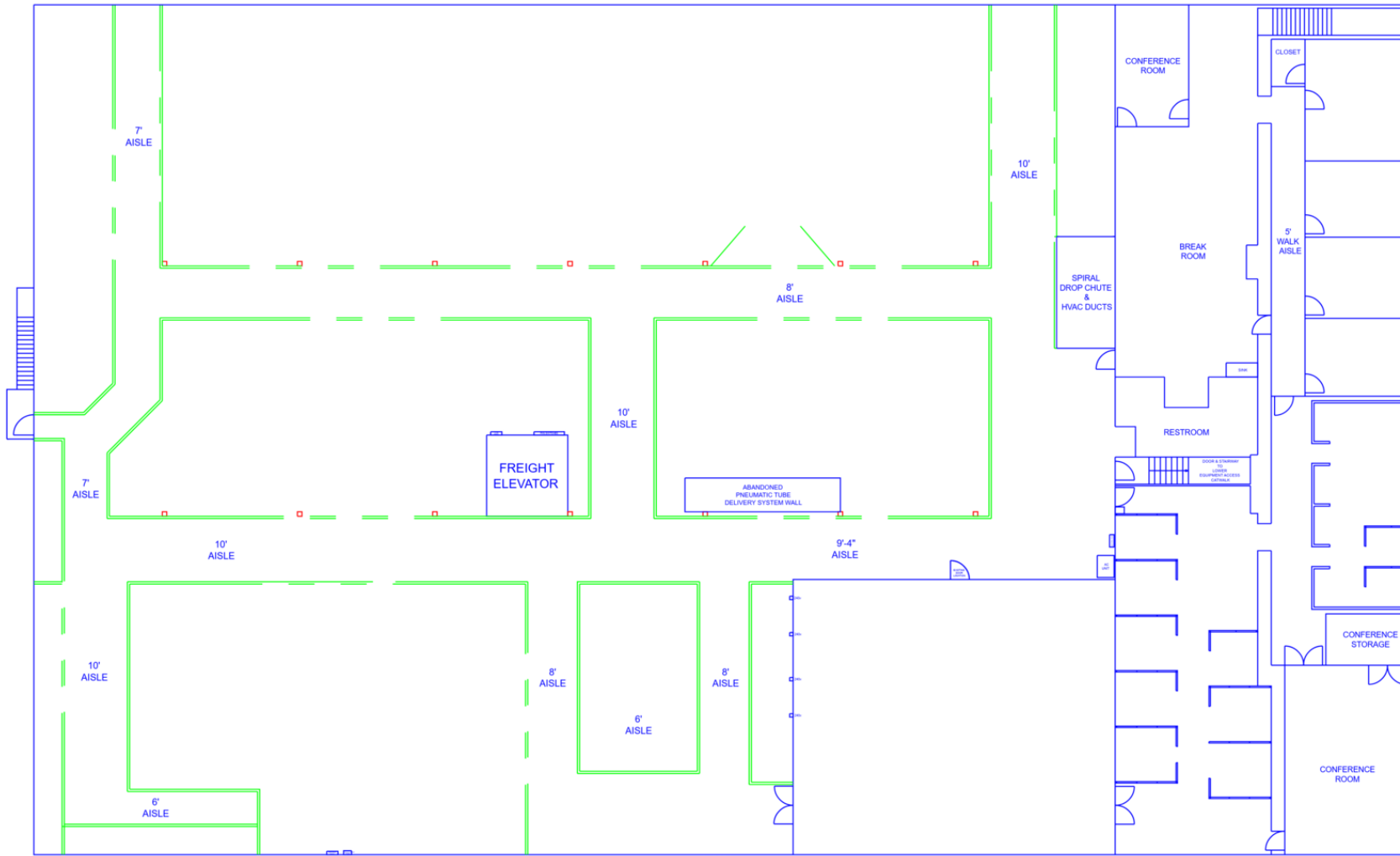


NOTE...
FIELD CHECK ALL DIMENSIONS
FOR
EQUIPMENT OR FACILITIES INSTALLATIONS
DRAWING DEVELOPED FROM HISTORICAL PDF PRINTS

| | |
|--|------------------|
| NAME | DATE |
| MODEL BY | |
| DRAWN BY | DERCHER 11-13-25 |
| APPROVED BY | |
| 12th STREET BUILDING 1st FLOOR LAYOUT EXISTING | |
| "LESS" PROD, MTL, FURNITURE | |
| DRAWING #: | REV |
| BD LAYOUT 6.1 | |



SECOND FLOOR PLAN



NOTE...
FIELD CHECK ALL DIMENSIONS
FOR
EQUIPMENT OR FACILITIES INSTALLATIONS
DRAWING DEVELOPED FROM HISTORICAL PDF PRINTS

| | | | |
|-----------------------------------|---------|--|-----|
| NAME | DATE | 12th STREET BUILDING 2nd FLOOR LAYOUT EXISTING | |
| MODEL BY | | | |
| DRAWN BY | DERCHER | | |
| APPROVED BY | | | |
| "LESS" PROD, MTL, FURNITURE | | DRAWING #: BD LAYOUT 6.1 | REV |

WEST BOTTOMS



WEST BOTTOMS

Kansas City's West Bottoms is undergoing a bold transformation—from a historic industrial hub into a destination for makers, innovators, and investors. Located just west of Downtown at the confluence of the Missouri and Kansas Rivers, the district offers massive brick-and-timber warehouses, unique event spaces, and authentic character that can't be replicated.

Known for its First Friday vintage markets and growing community of artists, entrepreneurs, and small businesses, the West Bottoms is capturing new attention with adaptive reuse projects, entertainment venues, and mixed-use redevelopment. With large floor plates, flexible zoning, and unmatched architectural bones, the district presents rare opportunity for those looking to be part of Kansas City's next wave of growth.

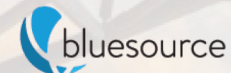
WEST BOTTOMS DEMOGRAPHICS



KANSAS CITY DEMOGRAPHICS



MAJOR CORPORATIONS IN THE AREA





SOMERAROAD DEVELOPMENT

New York-based SomeraRoad Inc. has unveiled a cost estimate and development timeline for its ambitious plan to revitalize much of Kansas City's West Bottoms. The five-phase redevelopment aims to build or restore up to 1,250 apartments, along with hospitality, retail, and mixed-use spaces, representing an investment of nearly \$500 million.

Spanning 26 acres, the project area is roughly bounded by the Union Pacific railroad tracks and 12th Street (north to south) and Liberty Street and the BNSF Railway tracks (west to east). SomeraRoad is collaborating with the City of Kansas City to establish a public-private partnership that will deliver a new town center, transit upgrades, and other infrastructure improvements.

Construction is already underway, marking the official groundbreaking of this transformative master plan. The first phase includes the historic Moline Plow Building, which will feature 121 modern apartments and 23,000 square feet of retail centered around a new public park known as The Depot.

Additional phases—such as the Perfection Stove Building, which will introduce office, retail, and entertainment uses—are scheduled to begin later this year. Altogether, the project will bring more than 1,200 apartments, a boutique hotel, curated retail and dining, office space, and vibrant public gathering areas, positioning the West Bottoms as one of Kansas City's most dynamic live-work-play destinations.



ADVISOR BIO



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PROFESSIONAL BACKGROUND

Kim joined Clemons in 2020 and brings 25 years of experience providing Strategic Planning, Site Acquisition, Brokerage, Development, Design/Construction and Property /Asset Management Services. Kim worked for Verizon Wireless as Manager in the Real Estate, Design and Construction, and Facilities Department where she directed multimillion \$ capital budgets for store projects including developing strategic retail portfolio distribution plans, overseeing analytics, site selection, deal negotiation, Legal, A&E, GCs, staff and service providers. Kim was also the Retail Sustainability Program Leader for National Cross Functional Team resulting in 178 Stores LEED Certified. Kim's has a passion to connect people, real estate, art and sustainability to create unique places and experiences.

EDUCATION

Bachelor of Arts - University of Kansas

CCIM Designation in 1999

MEMBERSHIPS

Recipient of the HALO Foundation 2019 Advocate of the Year Award

Current Metropolitan Energy Center Board Member 2023-2025

Past Board Member for the Rabbithole KC, a non profit national children's book museum

Clemons Real Estate

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