

# INDUSTRIAL FOR SALE

## 10 HILL STREET

10 North Hill St, Kansas City, KS 66103



### PROPERTY DESCRIPTION

Industrial property located in the thriving Kansas City MSA area. 30,306 SF building ideally suited for industrial, warehouse, or distribution use, this prime acquisition opportunity includes a solidly built structure dating constructed in the mid 1950s. Zoned M-3, the property is strategically positioned to cater to a range of industrial activities. With its strategic location in the heart of the Kansas City MSA area, this versatile property presents an opportunity for investors seeking to capitalize on the dynamic industrial landscape of the region.

### PROPERTY HIGHLIGHTS

- 30,306 SF industrial building
- New Roof installed December 2025
- Single Story
- Fully Sprinkled

### CONTACT

**Bruce Johnson, CCIM**

bjohnson@lee-associates.com  
D 913.730.9830



### OFFERING SUMMARY

Sale Price:	\$2,300,000
Number of Units:	1
Lot Size:	36,686 SF
Building Size:	30,306 SF

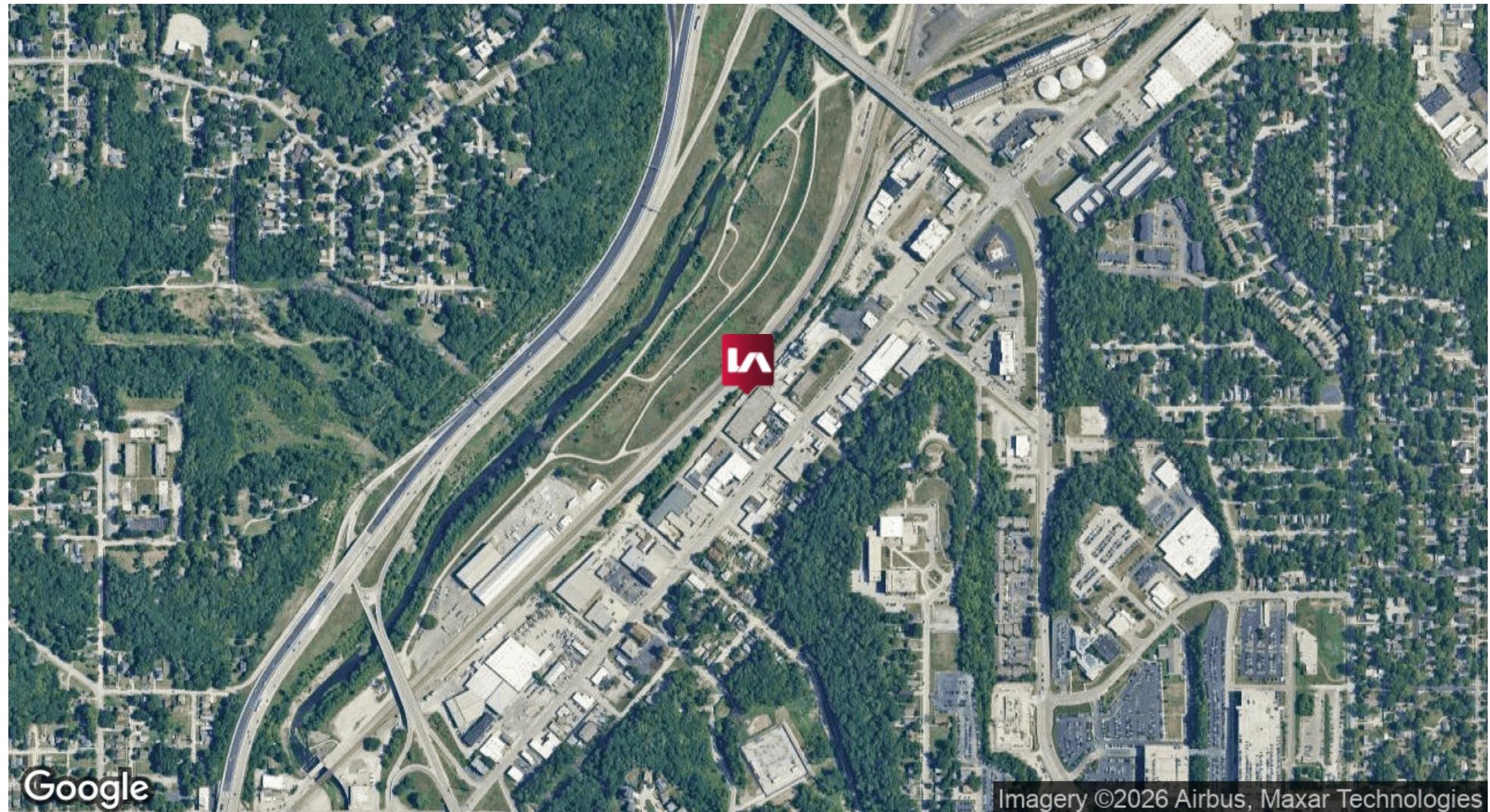
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	198	952	3,652
Total Population	346	1,773	7,738
Average HH Income	\$61,267	\$68,844	\$72,220

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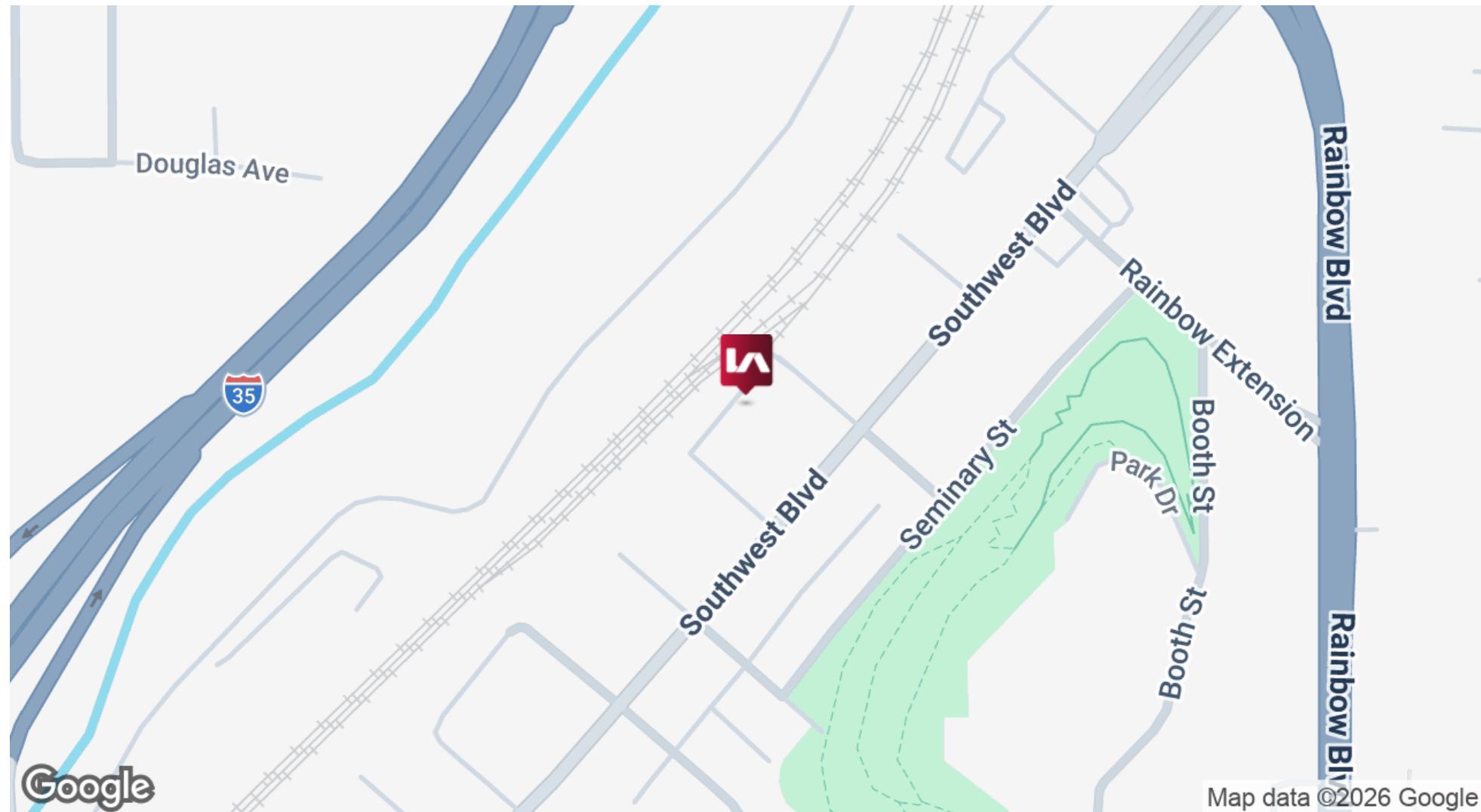
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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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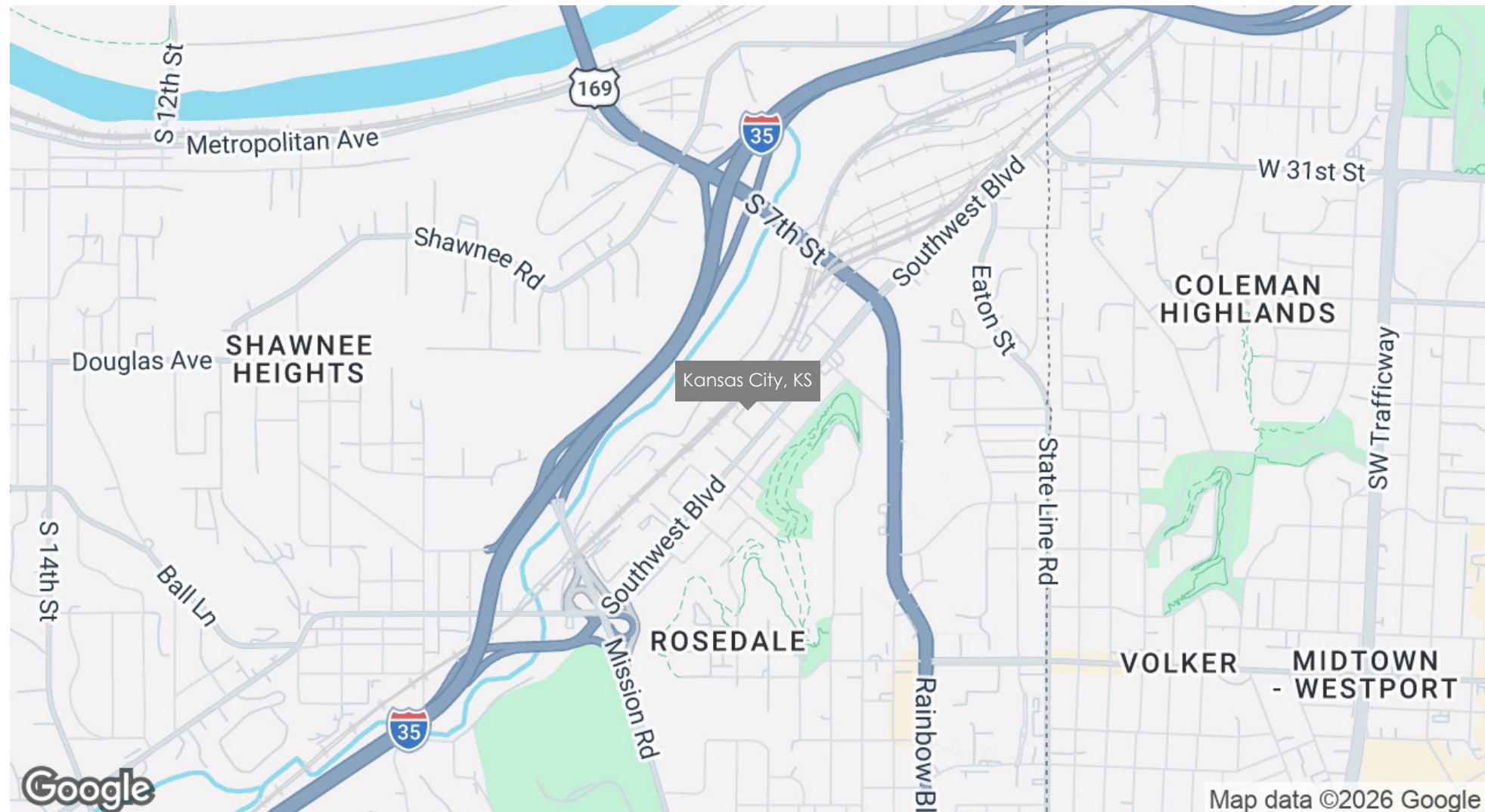
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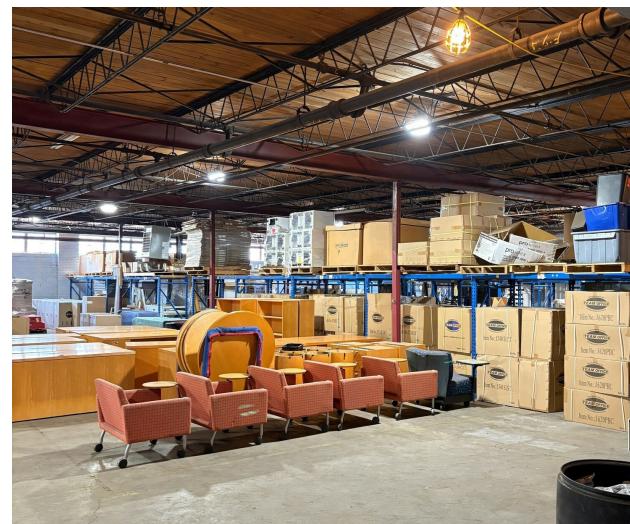
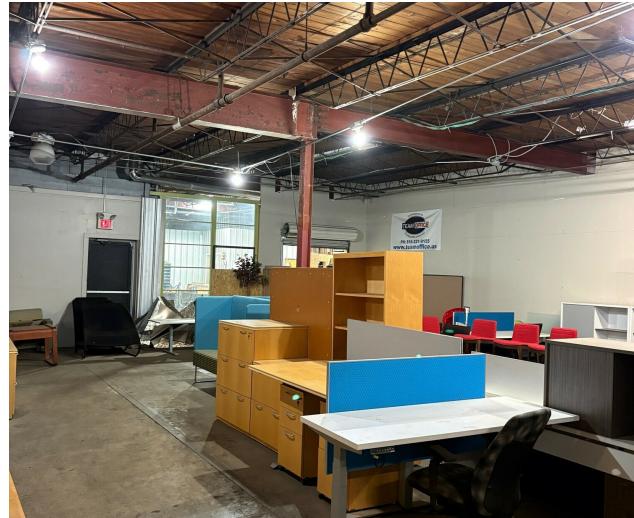
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### LOCATION DESCRIPTION

Discover the potential of the Kansas City MSA market with the industrial and manufacturing investment opportunities in the area. Located at 10 Hill St in Kansas City, KS, the property benefits from close proximity to major transportation routes, including Interstates 70 and 35, facilitating efficient distribution networks. The area is also home to prominent manufacturing and industrial companies, creating a robust ecosystem for synergistic partnerships. Nearby attractions like the Kansas City Automotive Museum and National World War I Museum and Memorial add cultural richness to the environment, while a range of dining and entertainment options provide conveniences for employees and visitors. Invest in the thriving industrial landscape of the Kansas City MSA at this prime location.

### LOCATION DETAILS

Market	Kansas City MSA
Sub Market	Kansas City KS - Rosedale
County	Wyandotte
Cross Streets	SW Blvd and Hill Street

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