



FOR SALE OR LEASE

1251 Taney Street | North Kansas City, MO

154,000^{+/-} Square Feet

Property Highlights

- 4,000+/- Square feet office space
- 26 Dock-high doors and 8 Drive-in doors
- Active BNSF double rail spur with room for 11 cars
- 22' Clear
- 7.64+/- Acres
- Dry sprinkler system
- Great access to I-35

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1251 Taney Street | North Kansas City, MO



STRUCTURE

| | | | |
|-----------------|---|-----------------|-------------------|
| Building Sq.Ft: | 154,000 +/- Sq. Ft. | Office Sq.Ft: | 4,000 +/- Sq. Ft. |
| Structure: | Masonry | Warehouse HVAC: | Forced Air Gas |
| Loading: | 26 DockHighs/8 Drive-in Doors | Floor: | Concrete |
| Rail: | BNSF Double Rail Spur with room for 11 Cars | Year Built: | 1965 |
| Clear height: | 22' | Column Spacing: | Irregular |
| Sprinkler: | Dry | 2023 Taxes: | \$101,346.63 |
| Roof: | Membrane | Sale Price: | \$12,950,000 |
| | | Lease: | \$4.95/sf NNN |

SITE

| | |
|--------------|----------------|
| Zoning: | M-1 |
| Parking: | 29 Spaces |
| Parcel Size: | 7.64 +/- Acres |

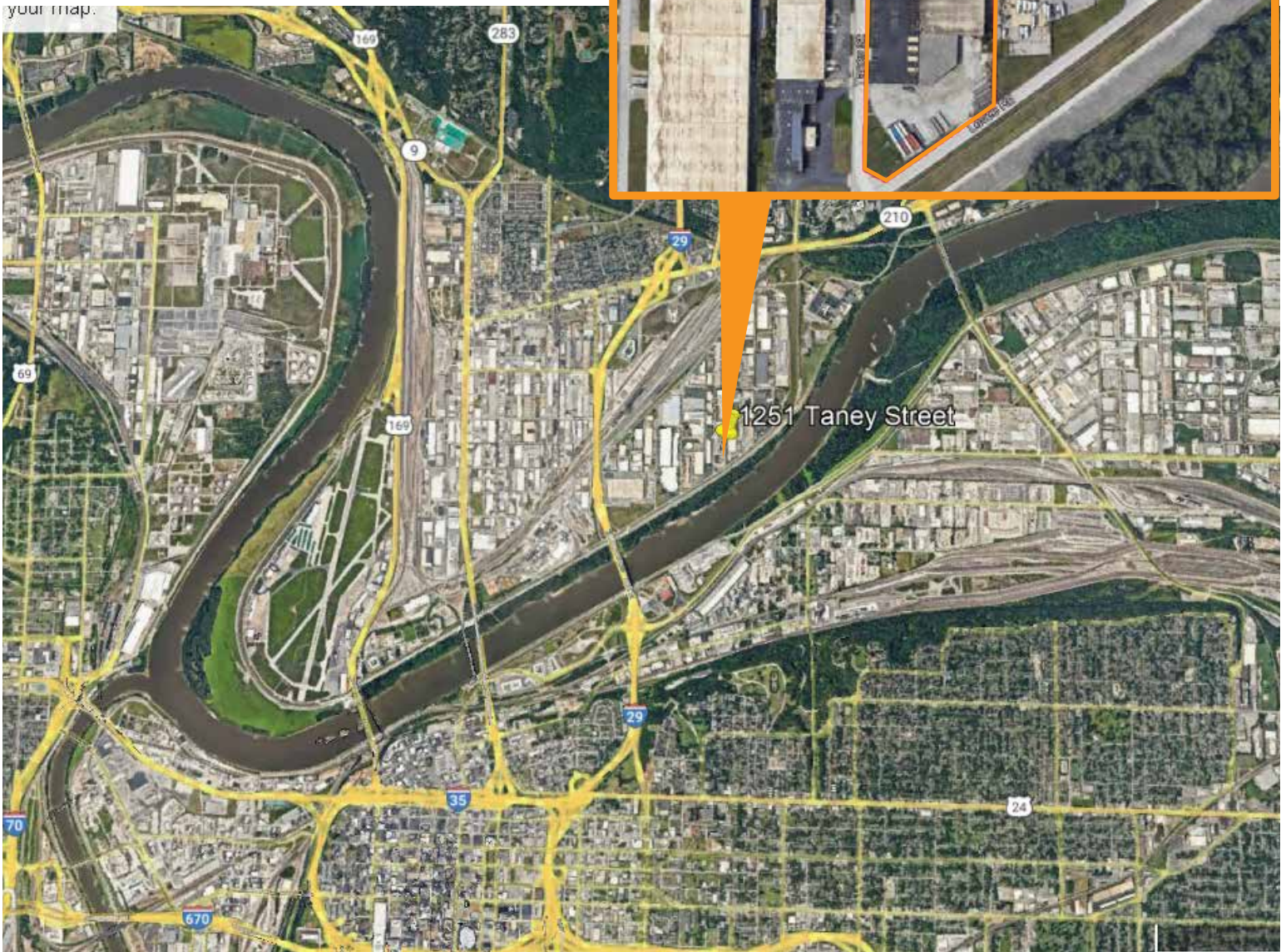
UTILITIES

| | |
|--------------|-------------------|
| Electricity: | Evergy |
| Gas: | MGE |
| San sewer: | North Kansas City |
| Water: | North Kansas City |

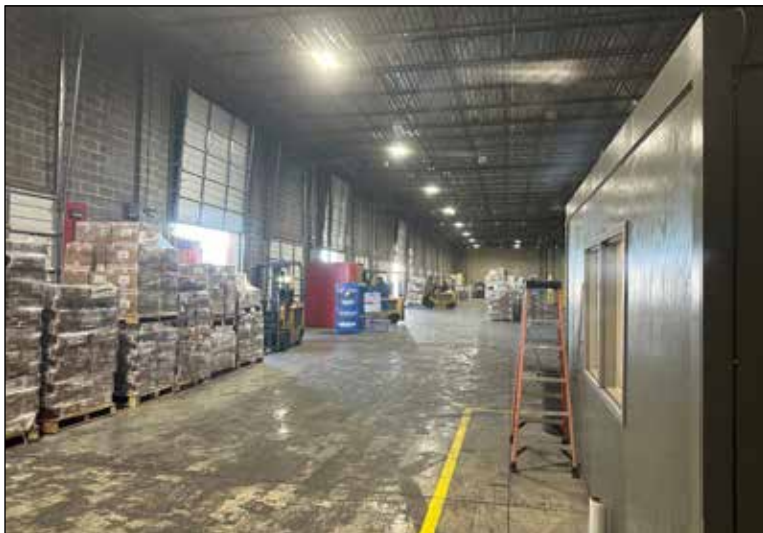
Total Sq.Ft.: 154,000 +/- square feet



your map.



1251 Taney Street North
Kansas City, MO
154,000 +/- square feet



All information combined herein is from sources deemed reliable however, no representation or warranty is made to the accuracy thereof.



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