

FOR SALE
3000 E TRUMAN ROAD

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



**3000 EAST TRUMAN ROAD
KANSAS CITY, MO 64127**



Hunter Seabaugh
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MO #2017029938



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY DESCRIPTION

- (1) oversized drive-in door
- Approximately 60% warehouse / 40% office
- Parking + outdoor storage space included
- Centrally located within KC Metro
- 19' clear height in warehouse
- Temperature-controlled warehouse
- B4-5 zoning allows outdoor storage
- Located within Federal Opportunity Zone (OZ) which can provide tax shelter to Buyer
- Located in MO Enhanced Enterprise Zone (EEZ), a state program that provides tax relief or abatement to new businesses.

Nearby Highway Access:

- I-70: 1 minute
- I-670: 2 minutes
- 71 Highway: 4 minutes
- I-35: 4 minutes
- I-169: 6 minutes

OFFERING SUMMARY

Sale Price:	\$610,000
Lot Size:	0.411 Acres
Building Size:	5,846 SF

CONTACT

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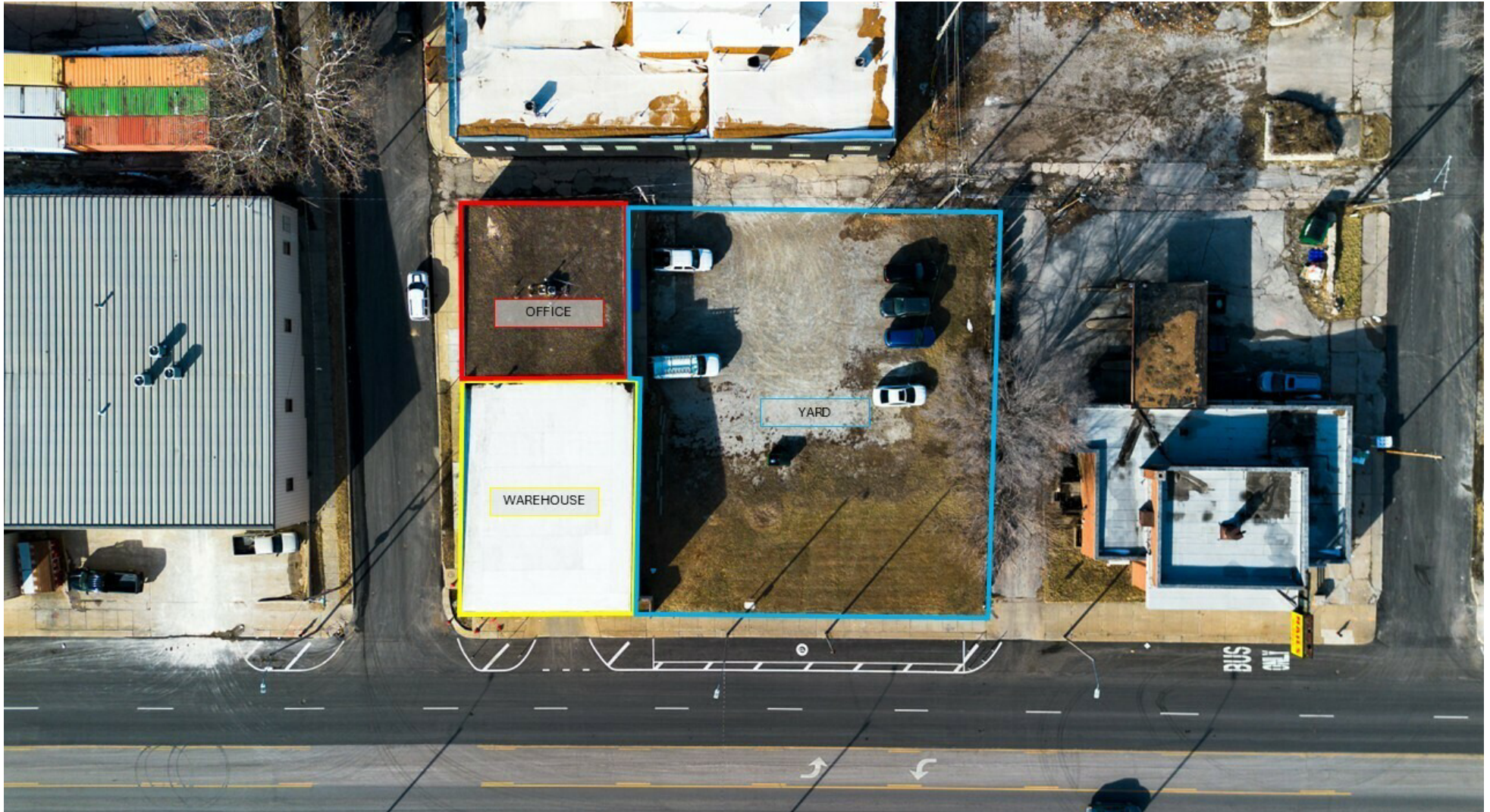
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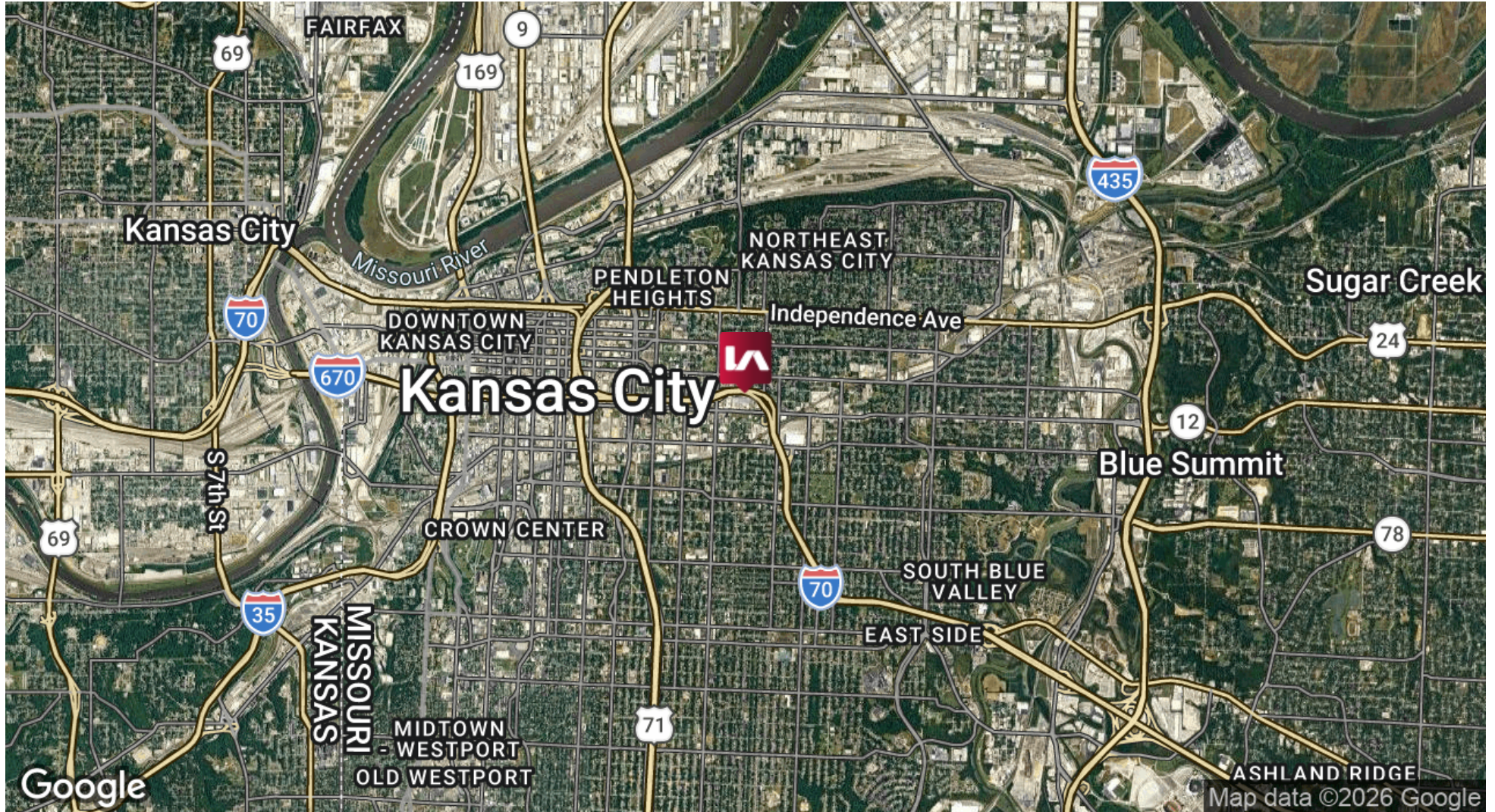
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