



Available for Sale or Lease

7501 E Front St, Kansas City, MO
±40,000 SF Industrial Building Available

 **JLL** SEE A BRIGHTER WAY

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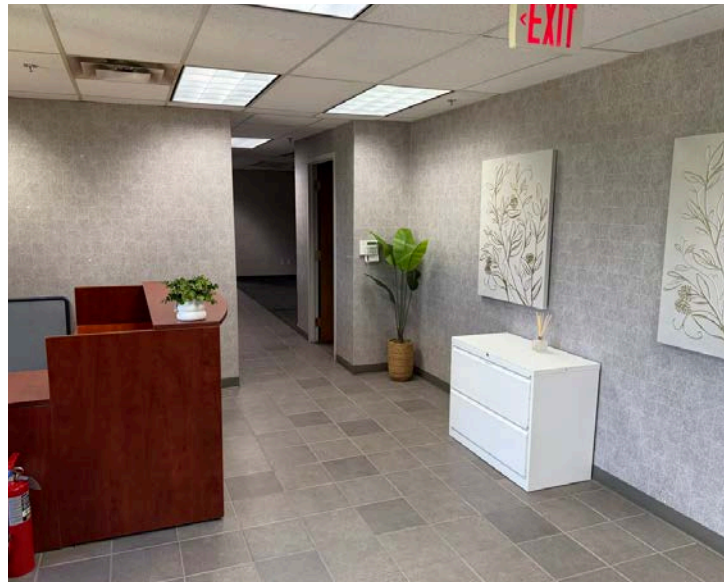
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Site Specifications

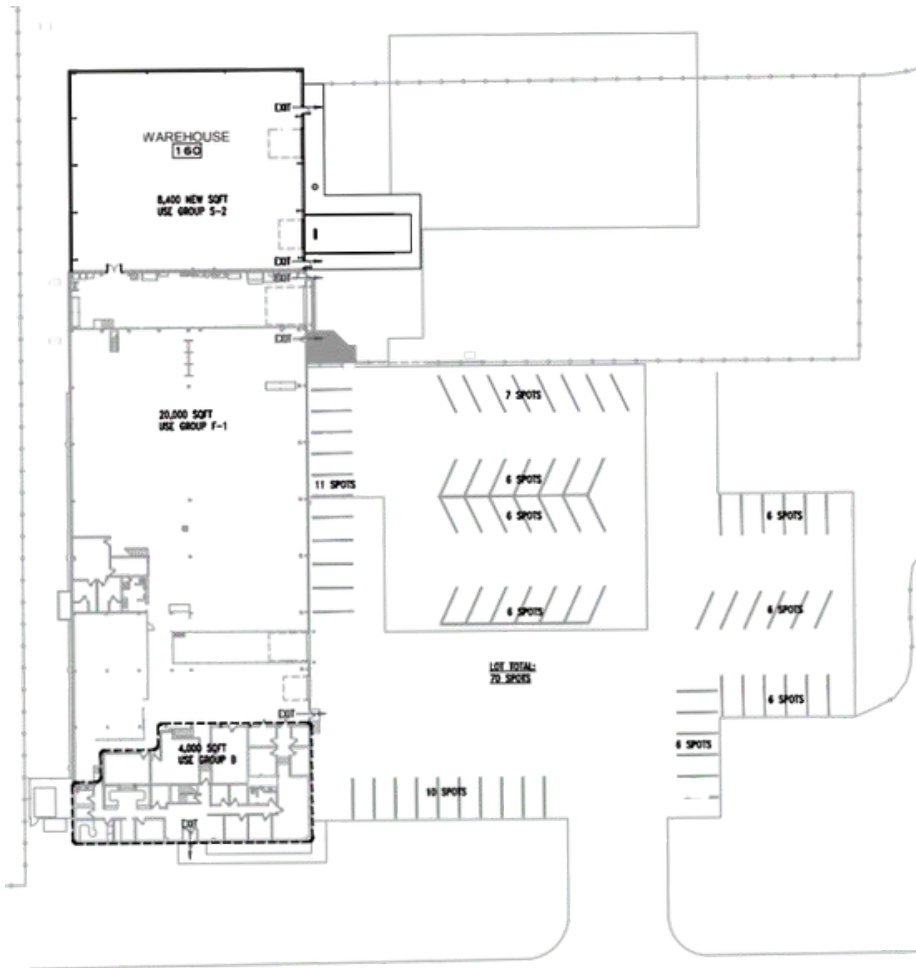
7501 E Front St.

Building SF	±40,000 SF
Office SF	±12,000 SF
Site Size	±3.67 AC
Clear Height	18'-20'
Loading	3 DH, 2 DI
Column Spacing	25' x 50'
Electrical	1,190 Amps, 240 Volts, 3 Phase
Sprinkler	Wet
Year Built	1978
Parking	Ample
2025 Taxes	\$44,664
Lease Rate	\$6.50 PSF NNN
Sale Price	\$4,450,000

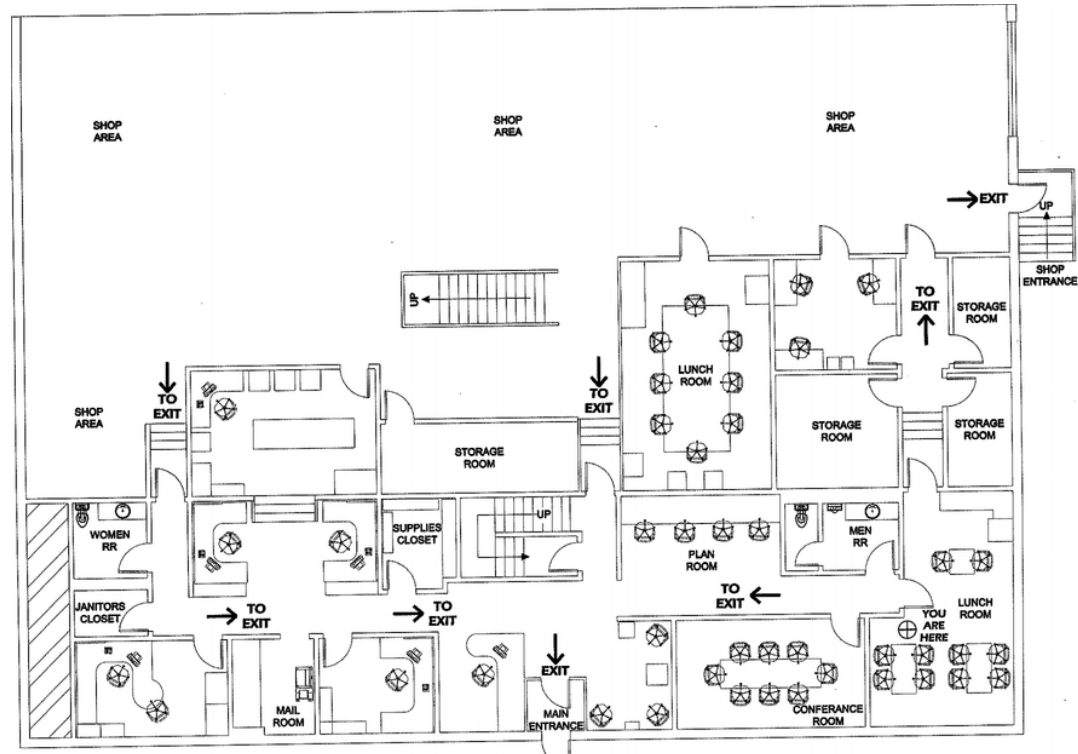


Floor Plan

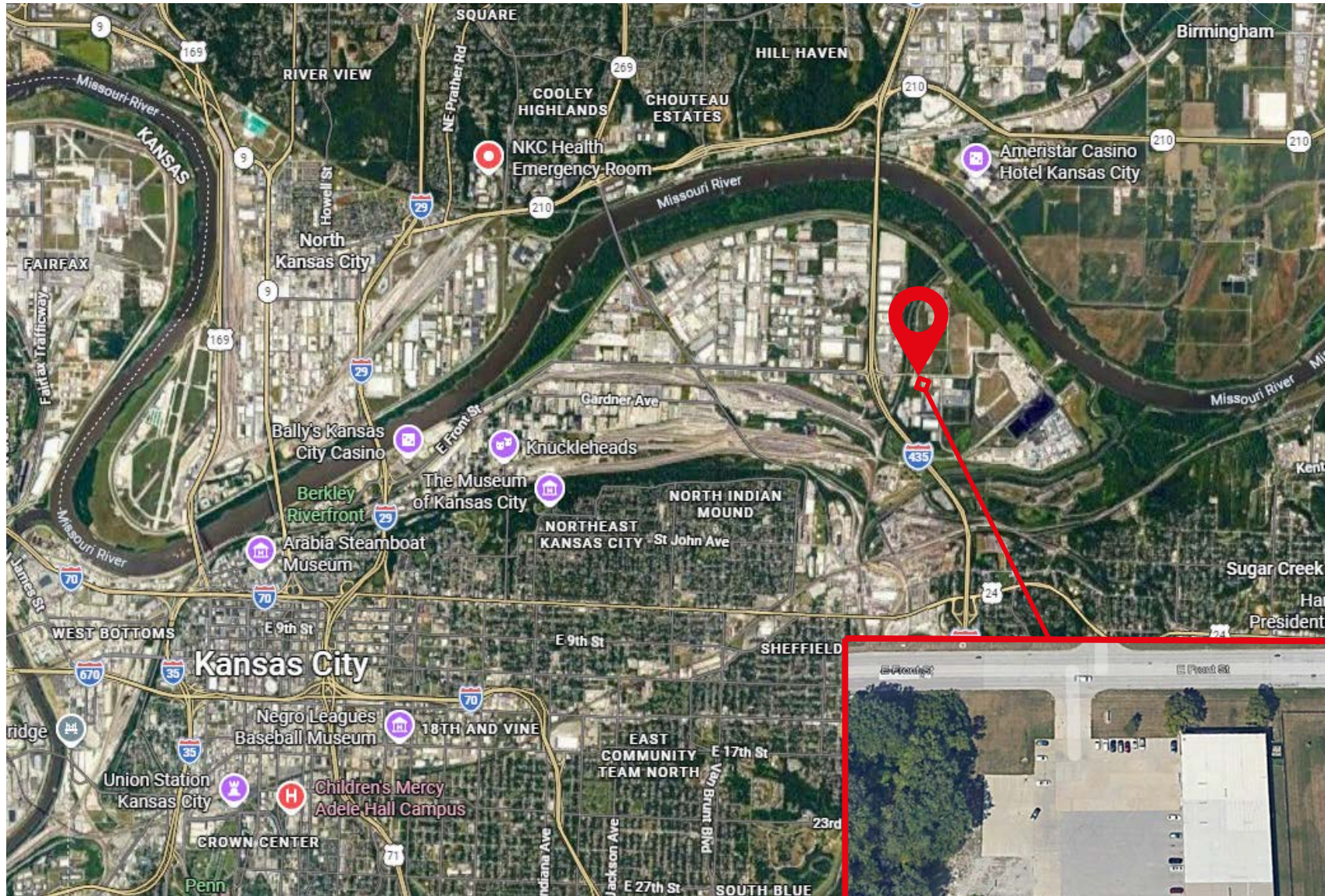
1st Floor



2nd Floor



Site Aerial





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