



Industrial Building For Lease

**1446 TANEY STREET
NORTH KANSAS CITY, MISSOURI**

Property Highlights

- Freestanding building
- 31,430 sf which includes 5,957 sf of AC office/work area
- 4 dock-high doors, 1 drive-in loading door
- Parking for 53 cars
- Outside storage or additional land for trailer storage
- Building can be expanded
- 800-amp 3-phase service
- Rail served (BNSF)
- 18' ceiling clearance
- Wet sprinkler system in warehouse
- Offering rate \$5.50/sf, NN
- Parking lot reserve \$0.10/sf
- 2025 tax \$37,981 (\$1.21/sf)
- 2026 insurance \$7,645 (\$0.24/sf)

Co-Exclusive

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Vice Chairman, Principal
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Kansas City, MO 64105

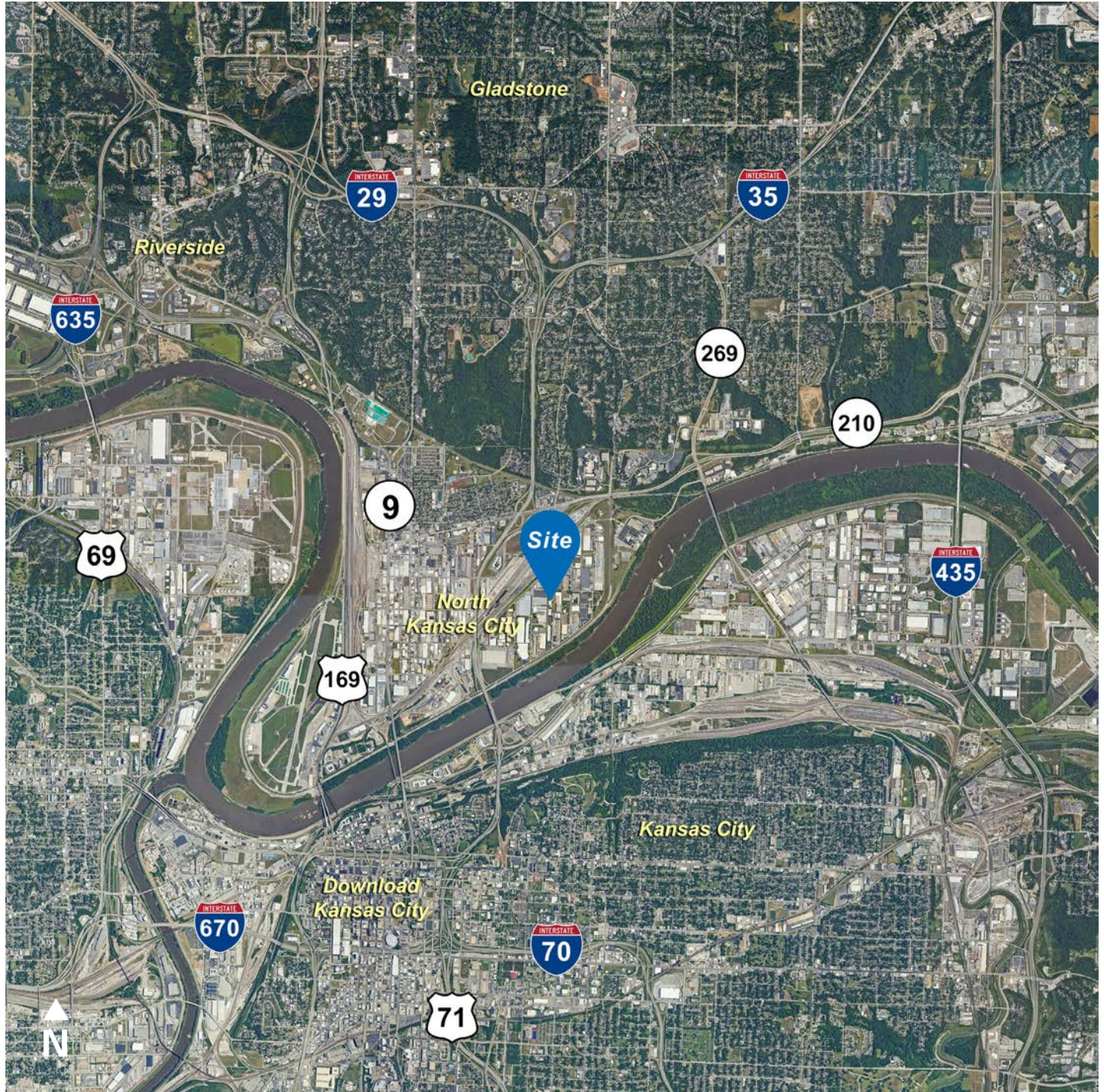
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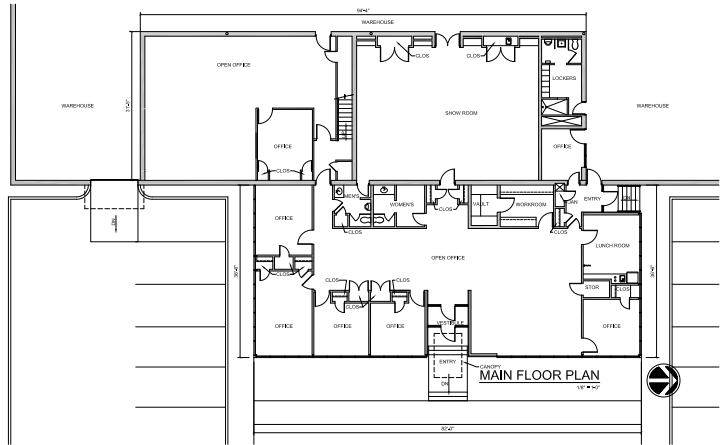
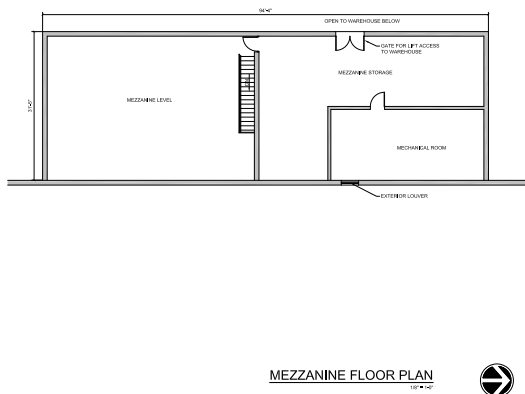
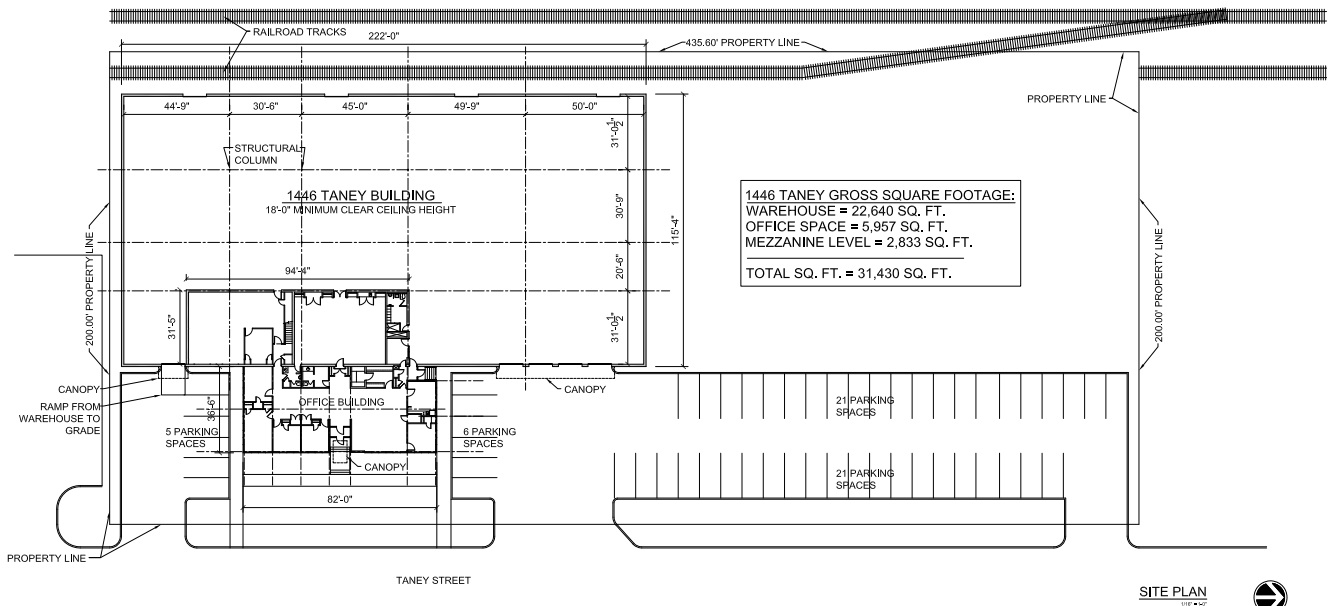
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Property Plans



NB9 PROPERTIES LLC
 1446 TANEY STREET WAREHOUSE
 NORTH KANSAS CITY, MISSOURI
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