

# 956

## OSAGE AVENUE

KANSAS CITY, KS 66106



**FOR SALE: ±11,000 SF FLEX BUILDING  
ON 0.47 ACRES**

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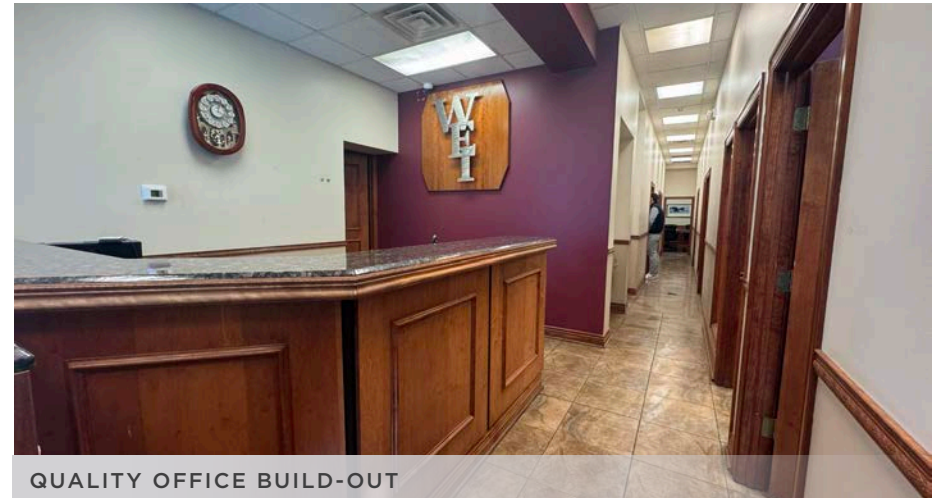
# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- **±2,275 SF Office (Renovated in 2014)**
  - » 6 Private Offices
  - » Conference Room
  - » Kitchenette
  - » Men's & Women's Restrooms
- **±8,725 SF Warehouse Space**
  - » Original Warehouse - 6,000 SF Clear Span
  - » 2014 Expansion - 2,725 SF Clear Span
  - » 1,500 Bonus Storage Mezzanine
  - » Existing Warehouse Office
- **±7,500 SF Secured Outside Storage Area**
- **Heavily Secured Premises:** Exterior cameras throughout, fully fenced property with gated access, secure vestibule with a call-in "buzzer" for guests
- **Loading:** (1) 12' x 14' Drive-In Door
- **Clear Height:** 17'
- **Heavy Power:** 3-Phase, 480V
- Trench Floor Drains in Warehouse
- Excellent Highway Access to I-35 & I-70
- Large Air Compressor Included with Sale
- **Asking Sale Price:** \$1,150,000



FENCED OUTSIDE STORAGE LOT



QUALITY OFFICE BUILD-OUT

# LOCATION AERIAL



# PHOTOS

