

For Sale | \$615,000 | 7,880 SF Industrial Building on 1.1 Acre
8100 E. US Hwy 40 Kansas City, MO 64129 | Hard Corner of I-435 & Highway 40



Upper Level: 5,570 SF: Office, Kitchen, Restroom & Warehouse (1) 12' x 8' DI Door and (1) 8' x 8' DI Door

Lower Level: 2,310 SF: Office & Restroom with (1) 12' x 8' DI Door

Built in 1976 - Concrete Construction - On Septic

Zoning: B3-2, M1-5

Roof & Roof Deck Age: 5-Years

Separate Electric for Upper & Lower Level

Currently Leased Month-to-Month



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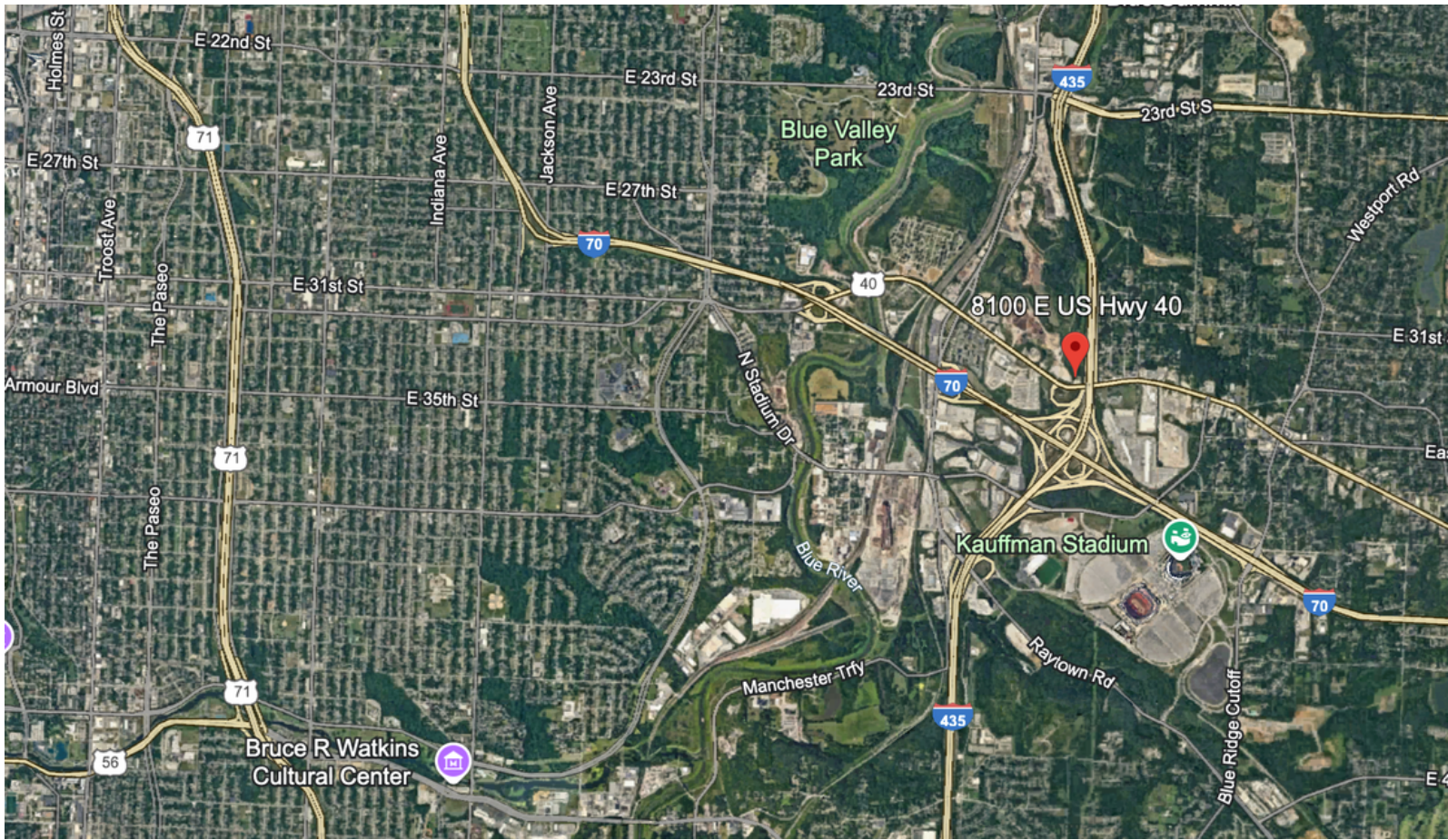


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Located @ I-435 & E. US 40 Hwy

I-70	0.9 Miles
71 Hwy	4 Miles
I-470	6.8 Miles



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