

3255 HARVESTER ROAD

📍 KANSAS CITY, KANSAS 66115

est. 1879

KH

KESSINGER HUNTER

commercial real estate

INDUSTRIAL FOR SALE 38,628 ± SF ON 3 ± ACRES



PROPERTY FEATURES

- Excellent owner/user opportunity
- Well-maintained manufacturing/warehouse property
- Recently updated offices
- Mezzanine storage: 6,400± SF
- Fenced and paved lot
- Dock-high loading (6)
- Heavy power – 3,600 Amp, 240V
- 12'-19'3" clear height
- 39' x 19' column spacing
- Motion sensor LED warehouse lighting
- Cambridge warehouse heating unit
- Wet sprinkler system
- M-3 – Heavy Industrial District
- Built in 1954
- Two metal maintenance buildings totaling 3,160 SF each (not included in total square footage)

SPACE FEATURES

| | |
|--------------|-------------|
| TOTAL SF | 38,628± SF |
| OFFICE SF | 3,200± SF |
| SALE PRICE | \$2,695,000 |
| TAXES (2025) | \$72,911.96 |

For more information, please contact:

MATTHEW SEVERNS, SIOR, CCIM

Principal, Industrial Brokerage

913.787.7636

mseverns@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

Kansas City, MO 64108

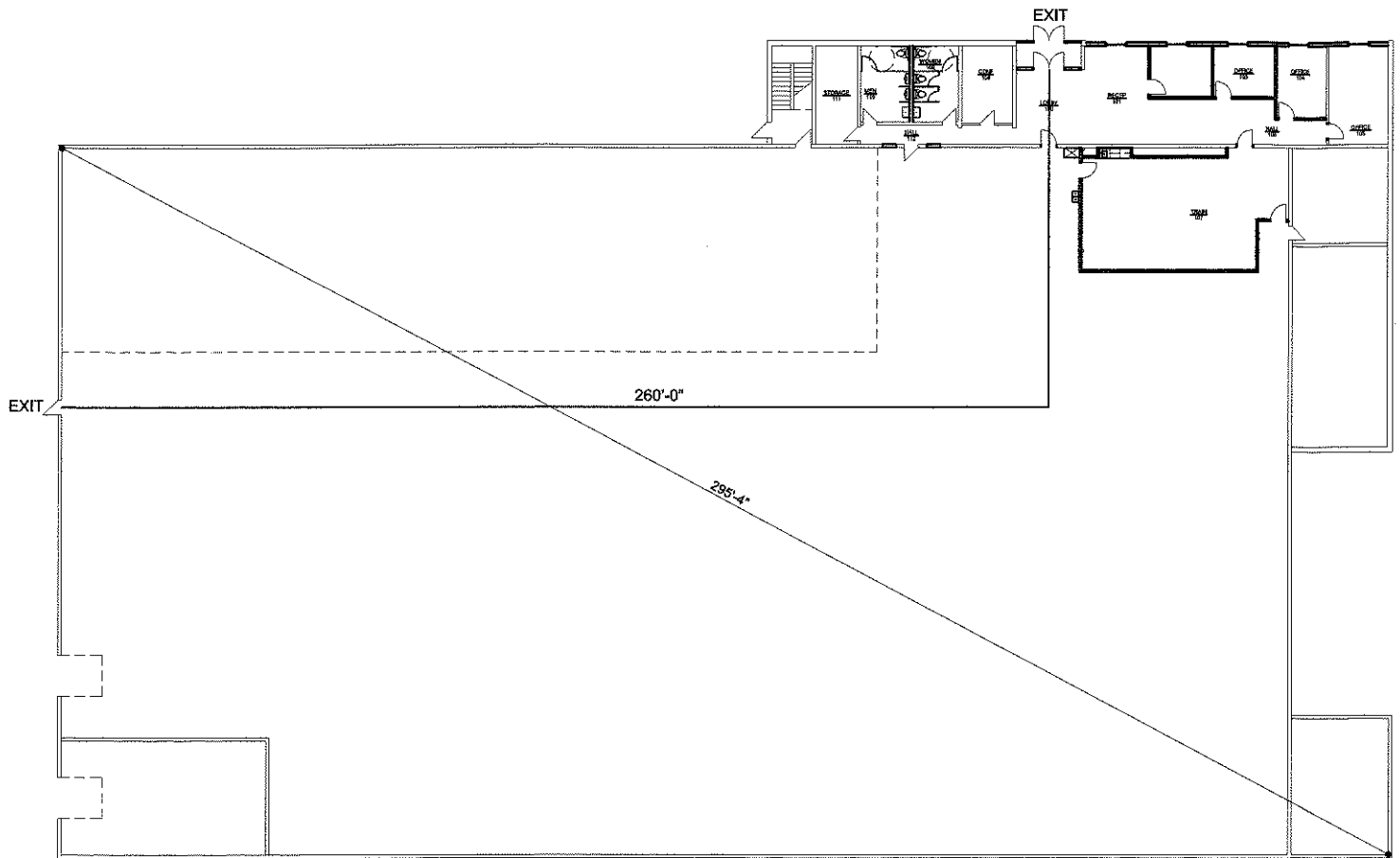
816.842.2690

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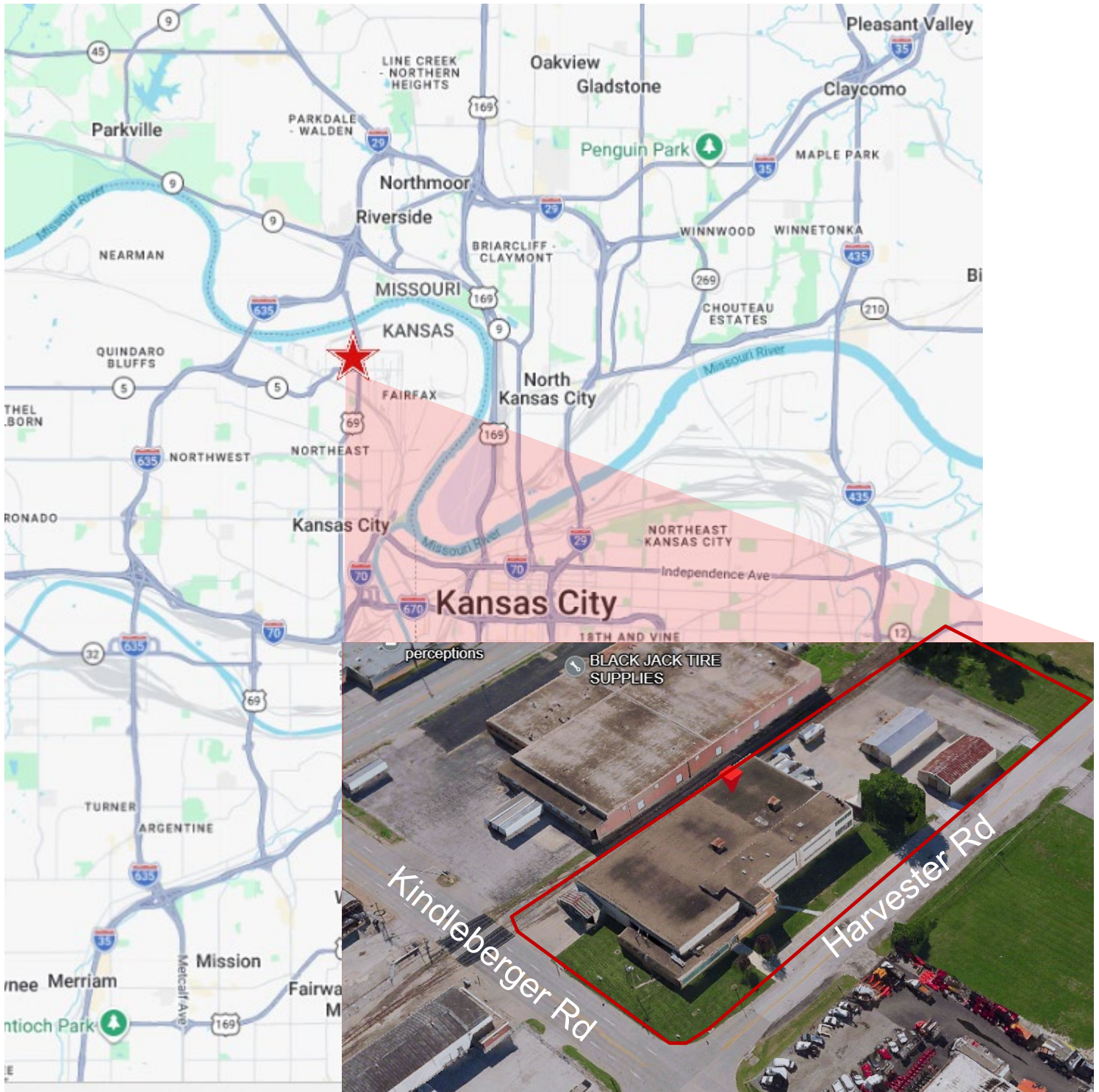


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