



East Crossroads Kitchen Building for Sale or Lease

**1600 CAMPBELL STREET
KANSAS CITY, MISSOURI**

Property Highlights

- 8,472 sf building on a 11,195 sf lot
- Located in the vibrant East Crossroads neighborhood
- 71 Highway visibility and proximity to I-70, I-29, I-35 and I-670
- Property features an existing modern ghost kitchen build out
- 22 kitchens between 195 - 256 sf
- Fully air conditioned, 2 DOAS air units installed in 2021
- Freezer and refrigeration rooms (shared and personal)
- 1,200 Amp, 208v 3-Phase power
- 6 dedicated parking spaces
- 1 dock-high door

Each Kitchen is Equipped With

- 9 ft hoods
- Floor drains
- Kitchen exhaust fan
- Hand sink and prep sink
- Power
- Communal walk-in freezer and cooler
- 1 makeup air unit for every 5 units
- 2 central shared grease traps

Property Pricing

- Sale price \$2,500,000
- Lease rate \$25.00/sf, NNN

For information, please contact:

John M. Hoefer, SIOR

Senior Managing Director, Principal
t 816-268-4248
jhoefer@nzimmer.com

John Faur, CCIM

Director
t 816-967-1176
jfaur@nzimmer.com

1220 Washington Street, Suite 300
Kansas City, MO 64105

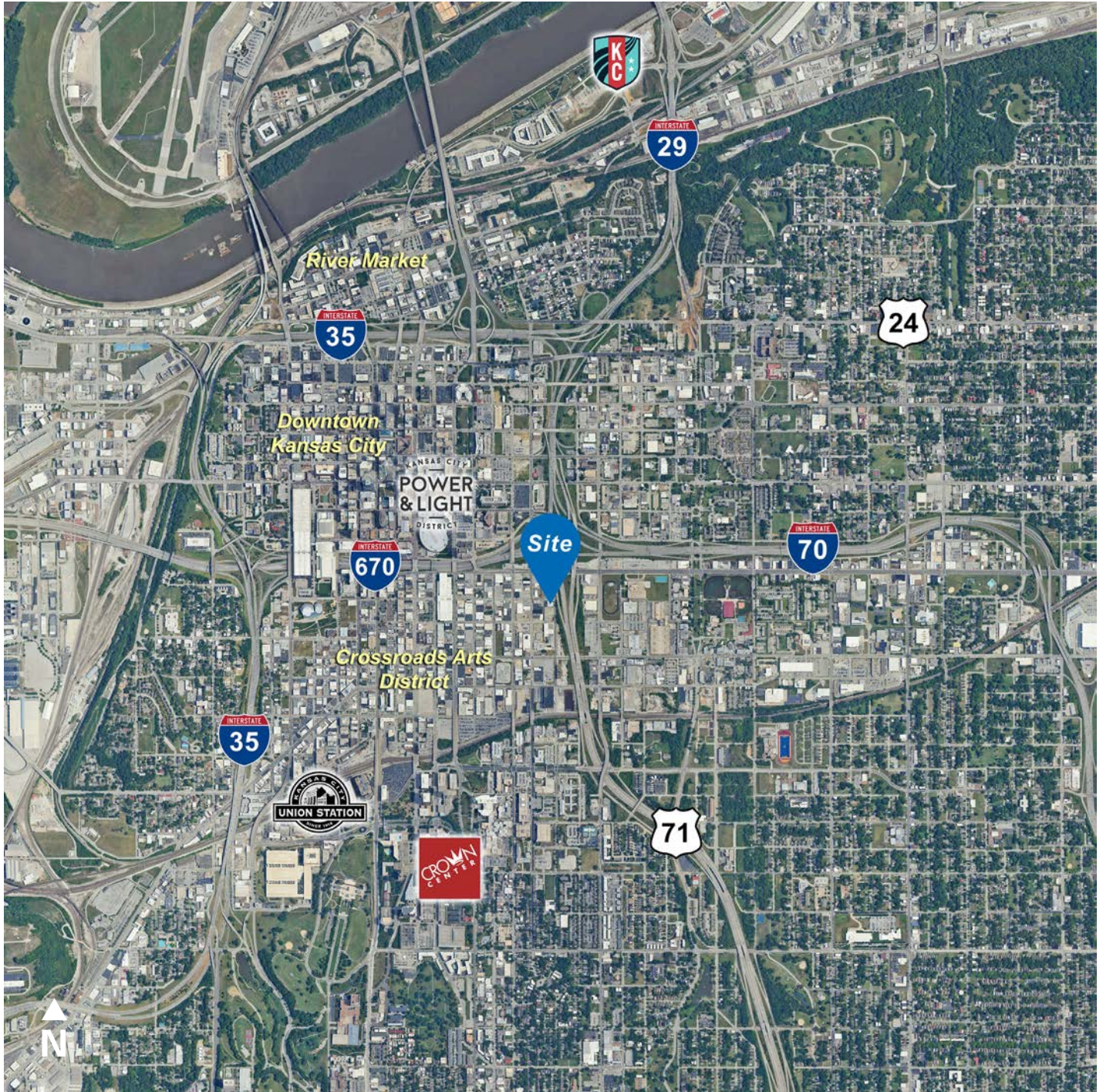
nrmkzimmer.com



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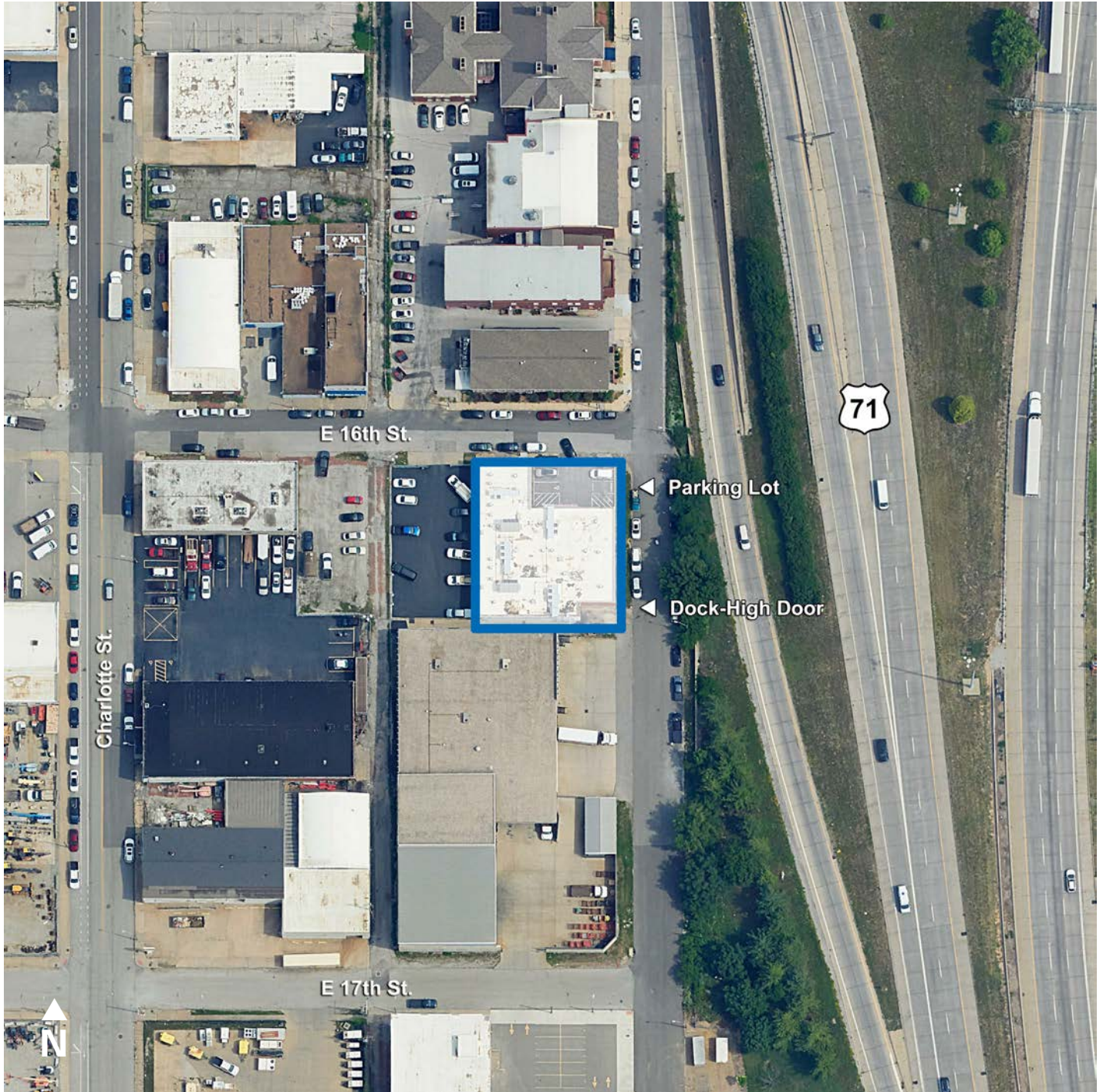
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Floor Plan



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