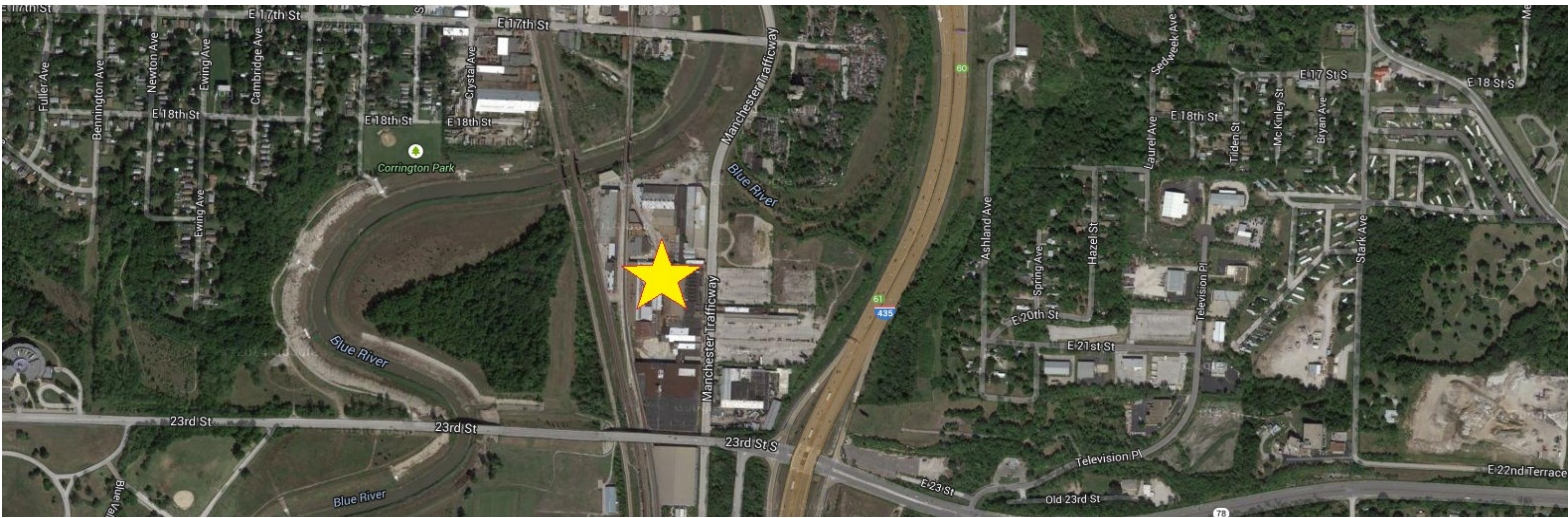




# INVESTMENT FOR SALE

## Highway Logistics Center

**2100 Manchester Trafficway Kansas City, MO 64126**



### FEATURES:

- 77,605 SQAURE FEET (Units 100 +110+150)
- Heavy Power
- Investment Property
- High Ceilings 22”
- High CAP RATE
- Great Highway Access to I-435 and I-70
- Special Tax Incentives Available

### Property Details:

- Investment Offer-100% Leased
- 3 leases in Place
- Three Tenants
- CALL TODAY FOR MORE INFORMATION

**913 681-5888**



### CONTACT






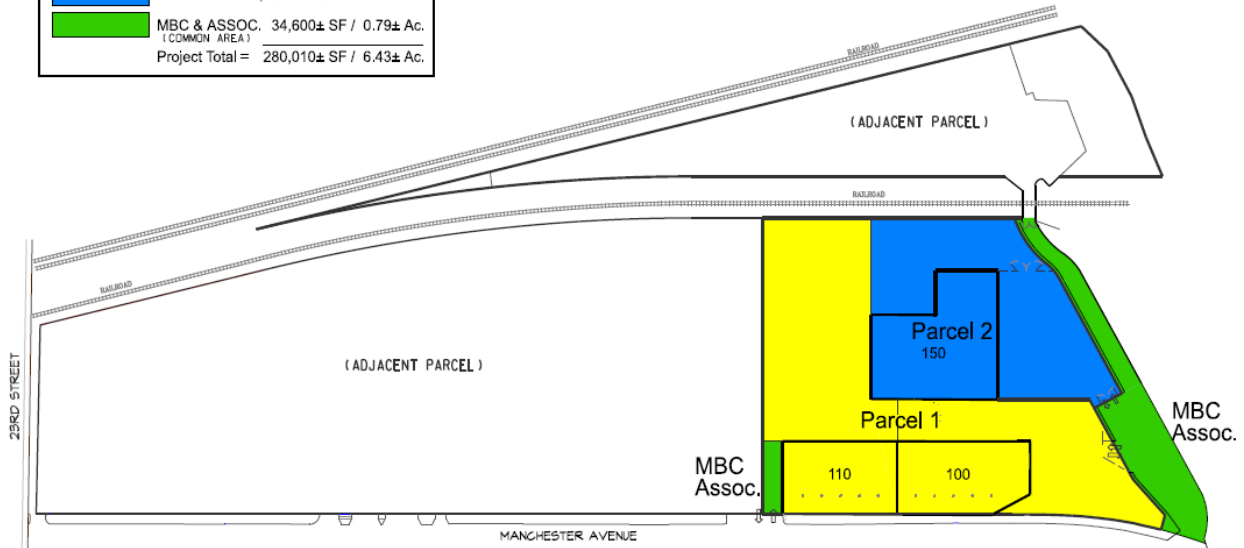
John Smith: [smith@lscr.com](mailto:smith@lscr.com) Scott Chapin [schapin@lscr.com](mailto:schapin@lscr.com)

8301 W 125th Street, Suite 210, Overland Park, KS 66213 • 913-681-5888

# HIGHWAY LOGISTICS CENTER

23RD & MANCHESTER TRAFFICWAY  
KANSAS CITY, MISSOURI 64126

SITE LEGEND	
	PARCEL 1 152,460± SF / 3.50± Ac.
	PARCEL 2 92,950± SF / 2.13± Ac.
	MBC & ASSOC. 34,600± SF / 0.79± Ac. (COMMON AREA)
Project Total = 280,010± SF / 6.43± Ac.	



## Site Plan - Parcels 1 & 2

LS COMMERCIAL REAL ESTATE SERVICES, INC.

BROKERAGE • MANAGEMENT



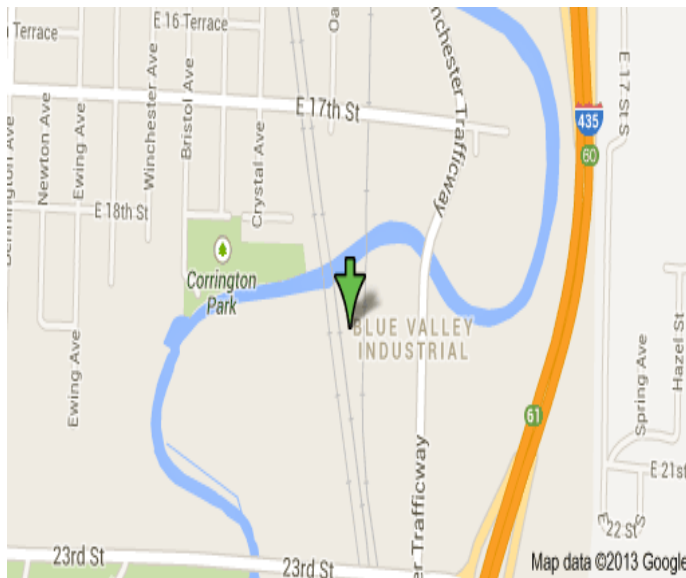
SCALE: 1" = 200'-0"

GRAPHIC SCALE



SEPT. 11, 2024

HLC\_SitePlan\_SP\_Parcels\_1&2\_1.dgn



## CONTACT



John Smith: [smith@lscr.com](mailto:smith@lscr.com) Scott Chapin [schapin@lscr.com](mailto:schapin@lscr.com)

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## Highway Logistics Recap

Unit 100/110	43,335sf	Two Tenants
Unit 150	34,270sf	One Tenant

**Total Square footage 77,605 sf**

**7.50 Cap Rate      NOI \$270,373.55**

**Total Offering Price**

**\$3,604,980.66**

### CONTACT

John Smith: [smith@lscr.com](mailto:smith@lscr.com) Scott Chapin [schapin@lscr.com](mailto:schapin@lscr.com)

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**LS**