



# INDUSTRIAL - OFFICE/WAREHOUSE FOR SALE

301 N. Sam Barr Drive, Kearney, Missouri



## Sale Price: \$1,750,000 | 11,250 SF Building on 2.21 Acres

- The property contains 7,500 SF of finished office space across 2 stories, 3,750 SF of warehouse space and 900 SF of mezzanine-level storage space
- The building has several high-efficiency features, including solar panels on the roof, geo-thermal heat pumps, insulated and heated floors, spray foam, LED lighting, and a high-efficiency water heating system
- There are three 12' overhead doors. One door has a dock while the other two doors are drive-in
- Rafter height in the warehouse space is 15', and the mezzanine level has a rafter height of 7'
- There are 36 parking spaces, and a designated truck turn-in/around area has 8" concrete with steel reinforcement
- Zoned M-1, Light Industrial District
- Excellent highway access via Interstate 35 and Highway 92
- The building size and shape could support a variety of potential users/businesses
- Kearney is a growing community on the northeastern edge of Kansas City.
- The area's population has increased significantly in recent years, and commercial development has accompanied residential development to serve the additional population



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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*Exclusive Agents*



## PHOTOS



Entrance



Private Office Hallway – First Floor



Training Room – First Floor



Break Room – First Floor



Conference Room – Second Floor



Private Office – Second Floor



## PHOTOS



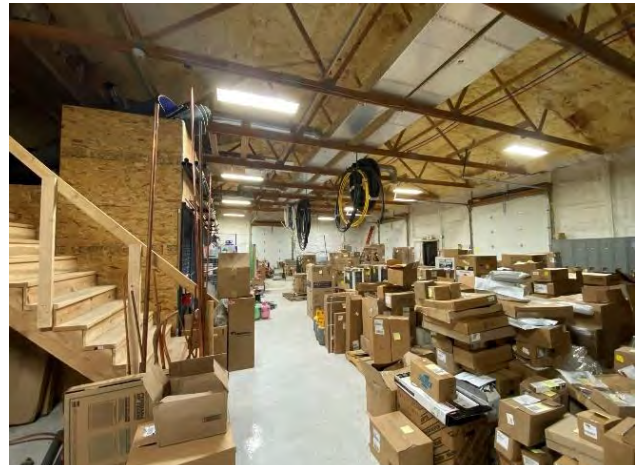
Private Office – Second Floor



Office Space – Second Floor



Conference Room – Second Floor



Warehouse



Mezzanine



Storage Area Under Mezzanine

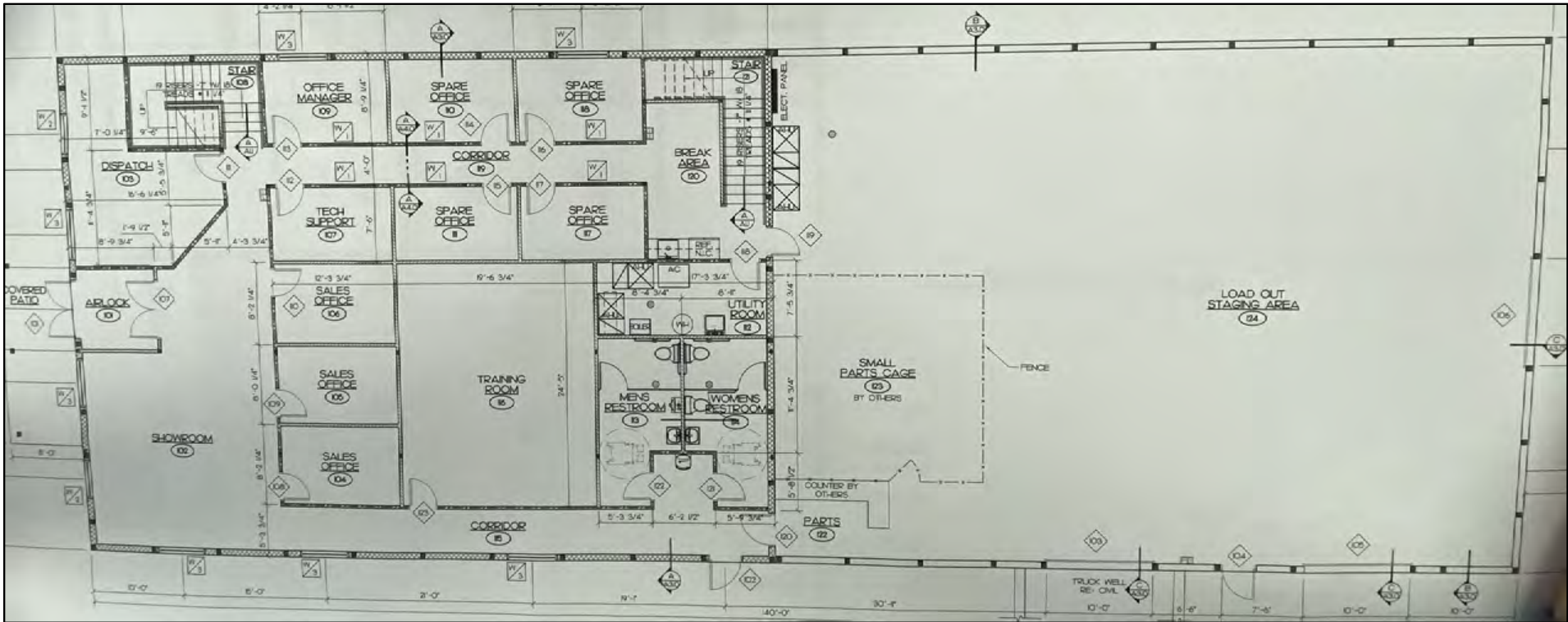


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301 N. Sam Barr Drive, Kearney, Missouri

## FLOOR PLAN

First Floor - Office And Warehouse





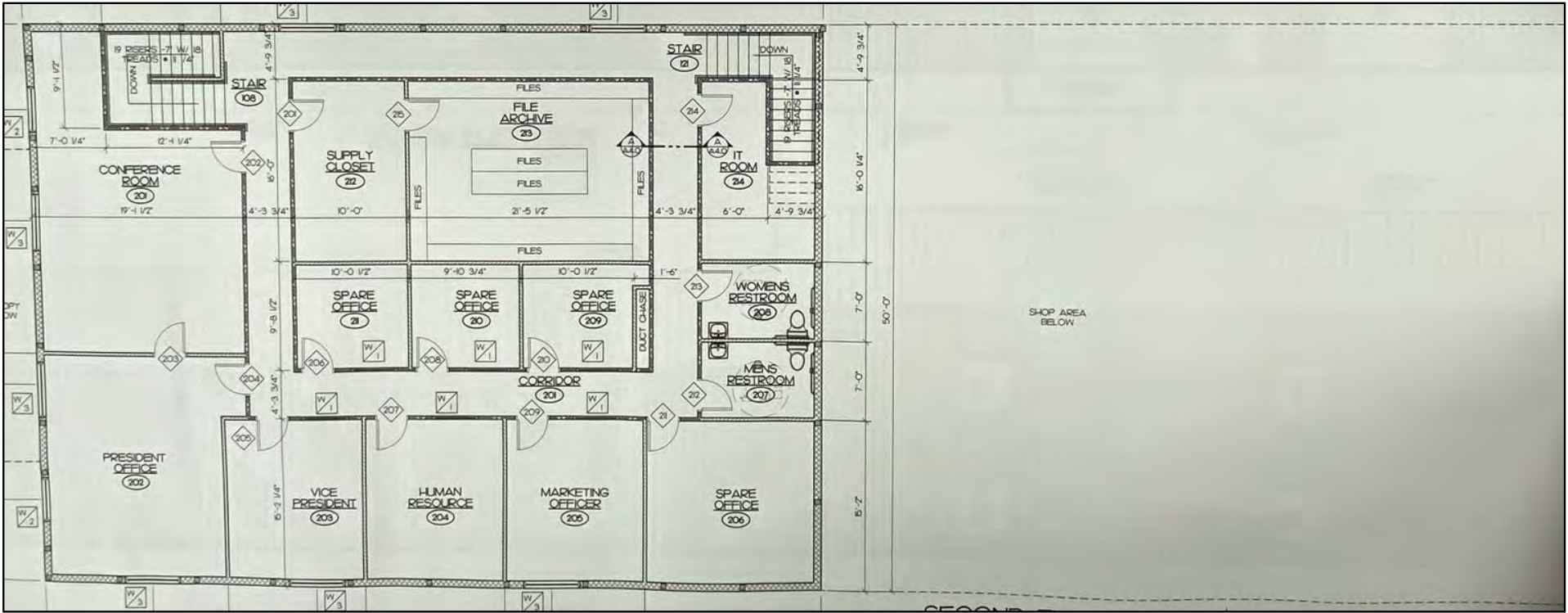


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## FLOOR PLAN

### Second Floor - Office





## AERIAL



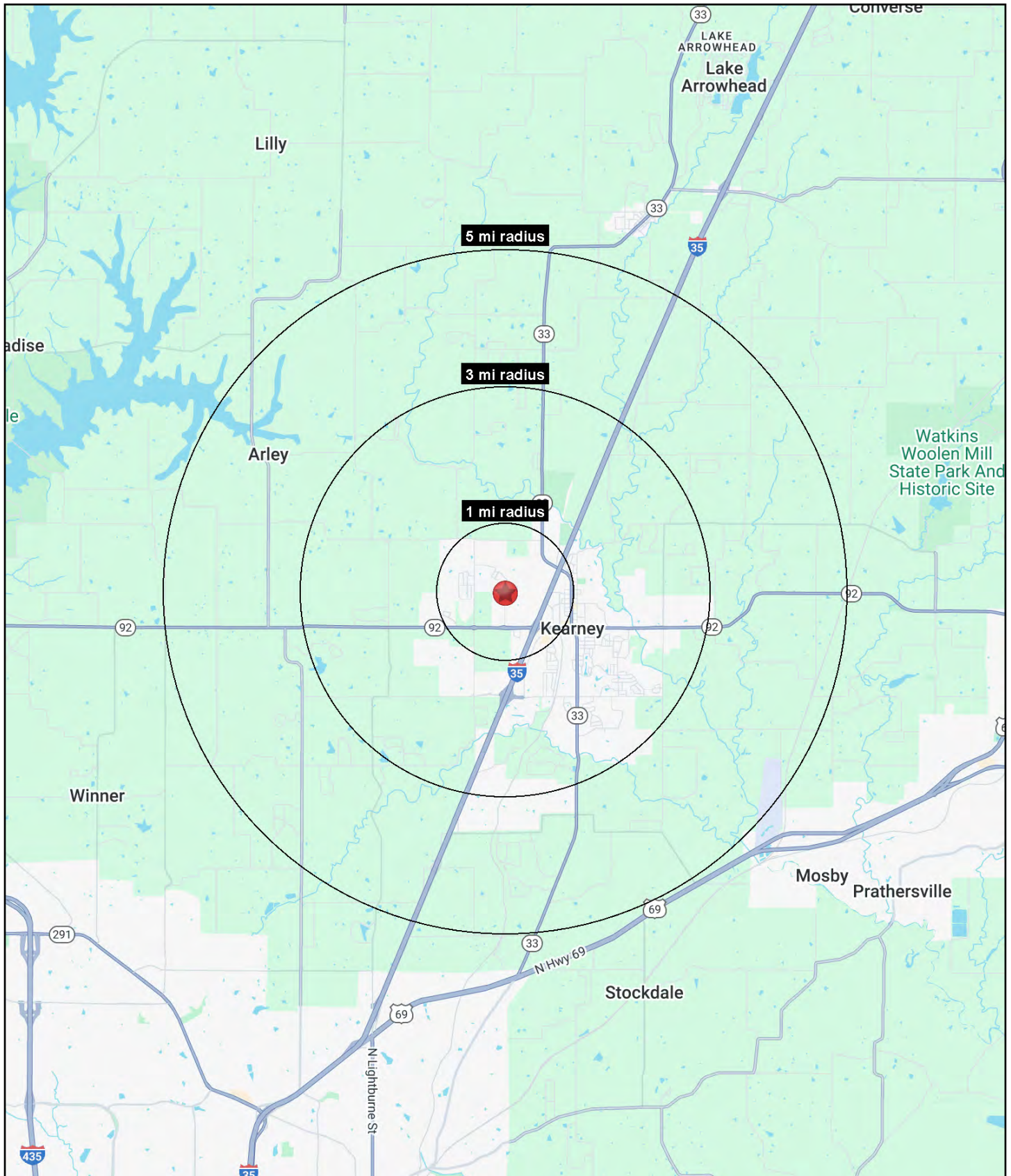






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# INDUSTRIAL - OFFICE/WAREHOUSE FOR SALE

## 301 N. Sam Barr Drive, Kearney, Missouri

301 N. Sam Barr Drive Kearney, MO 64060	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	2,331	13,868	18,605
2030 Projected Population	2,464	14,615	19,660
2020 Census Population	2,069	13,169	17,566
2010 Census Population	1,459	11,087	15,281
Projected Annual Growth 2025 to 2030	1.1%	1.1%	1.1%
Historical Annual Growth 2010 to 2025	4.0%	1.7%	1.5%
2025 Median Age	39.9	41.7	43.1
<b>Households</b>			
2025 Estimated Households	877	5,237	6,987
2030 Projected Households	942	5,639	7,556
2020 Census Households	742	4,851	6,430
2010 Census Households	515	3,955	5,448
Projected Annual Growth 2025 to 2030	1.5%	1.5%	1.6%
Historical Annual Growth 2010 to 2025	4.7%	2.2%	1.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	91.1%	91.7%	91.6%
2025 Estimated Black or African American	2.1%	1.4%	1.4%
2025 Estimated Asian or Pacific Islander	0.8%	1.0%	1.0%
2025 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2025 Estimated Other Races	5.9%	5.7%	5.7%
2025 Estimated Hispanic	4.9%	4.8%	4.9%
<b>Income</b>			
2025 Estimated Average Household Income	\$122,933	\$135,867	\$138,436
2025 Estimated Median Household Income	\$93,568	\$108,870	\$111,677
2025 Estimated Per Capita Income	\$46,276	\$51,335	\$52,009
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.3%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.2%	2.0%
2025 Estimated High School Graduate	28.1%	27.1%	25.6%
2025 Estimated Some College	16.5%	22.7%	23.1%
2025 Estimated Associates Degree Only	12.4%	10.6%	10.1%
2025 Estimated Bachelors Degree Only	24.7%	22.4%	24.0%
2025 Estimated Graduate Degree	15.0%	13.8%	13.9%
<b>Business</b>			
2025 Estimated Total Businesses	170	358	423
2025 Estimated Total Employees	1,489	3,061	3,350
2025 Estimated Employee Population per Business	8.8	8.5	7.9
2025 Estimated Residential Population per Business	13.7	38.7	43.9

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