



FOR SALE

2920 Fairfax Trafficway | Kansas City, KS

62,280[±] Square Feet

Property Highlights

- 7,000 [±] square feet of office space
- 6 Dock-high loading positions
- 14'-21' clearance height
- 2 Drive-in door (1 oversized 18' x 14')
- 600 amp/240 volt/3 Phase power
- Fenced outside storage yard
- Great access throughout city via I-70 and I-635
- Potential for UP rail service

Contact:

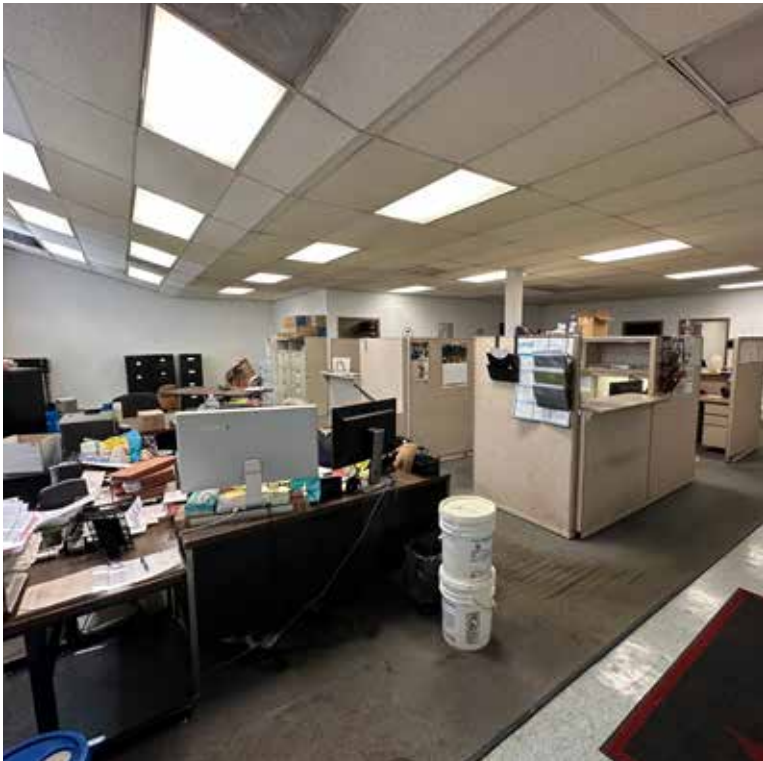
Mark Fountain, CCIM, SIOR
mark@truenorthindustrial.com
816.223.6647

Nick Tinnel
nick@truenorthindustrial.com
816.914.5689

www.TrueNorthIndustrial.com

2920 Fairfax Trafficway | Kansas City, KS

62,280 +/- square feet



Building Type: Office/Warehouse
 Sale price: \$3,500,000.00
 Total Sq.Ft.: 62,280 +/- square feet



STRUCTURE

Structure:	Brick and metal	Electrical Service:	600 AMP, 240v, 3 phase
Office SF:	7,000 +/- square feet	Lighting:	Fluorescent & T-8
Loading:	3 Dock platform positions	Plant HVAC:	Heat
	3 Dock high door	Roof:	Membrane & metal
	2 Drive-in doors	Floor:	Concrete
Rail:	Possible-UP	Year Built:	1950
Clear height:	14' - 21'	2023 Taxes:	\$76,186.40
Sprinkler:	Wet	Sale Price	\$3,500,000.00
Acreage:	2.80 +/- Acres		

SITE

UTILITIES

Zoning:	M3	Electricity:	BPU
Parking:	45 spaces	Gas:	Kansas Gas
Outside storage:	Possible	San sewer:	KCK
		Water:	BPU



2920 Fairfax Trafficway | Kansas City, KS
62,280 +/- square feet

All information combined herein is from sources deemed reliable however, no representation or warranty is made to the accuracy thereof.



Mark Fountain, CCIM, SIOR
mark@truenorthindustrial.com
816.223.6647

Nick Tinnel
nick@truenorthindustrial.com
816.914.5689