



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

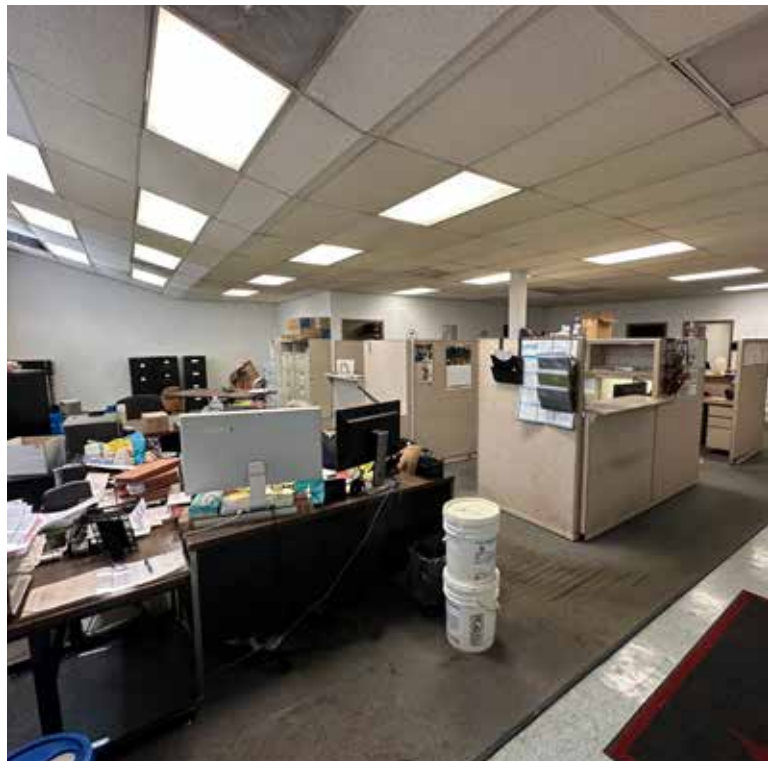
Contact:

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

www.TrueNorthIndustrial.com

2920 Fairfax Trafficway | Kansas City, KS

62,280 +/- square feet



Building Type: Office/Warehouse
Sale price: \$2,850,000.00
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'	2024 Taxes:	\$75,765.50
Sprinkler:	Wet	Sale Price	\$2,850,000.00
Acreage:	2.80 +/- Acres		

SITE

UTILITIES

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



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



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