

FOR SALE OR LEASE

6709 Universal Ave.
KANSAS CITY, MO 64120



NEW DRIVE-THRU MAINTENANCE FACILITY

+/-9,375 SF INDUSTRIAL COMPLEX ON 4.90 ACRES



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Total Building SF:	9,375 Square Feet
Total # of Buildings:	1
Total Parcel Size:	4.9 Acres
Lease Rate:	\$25,000/month NNN
Sale Price:	\$5,800,000



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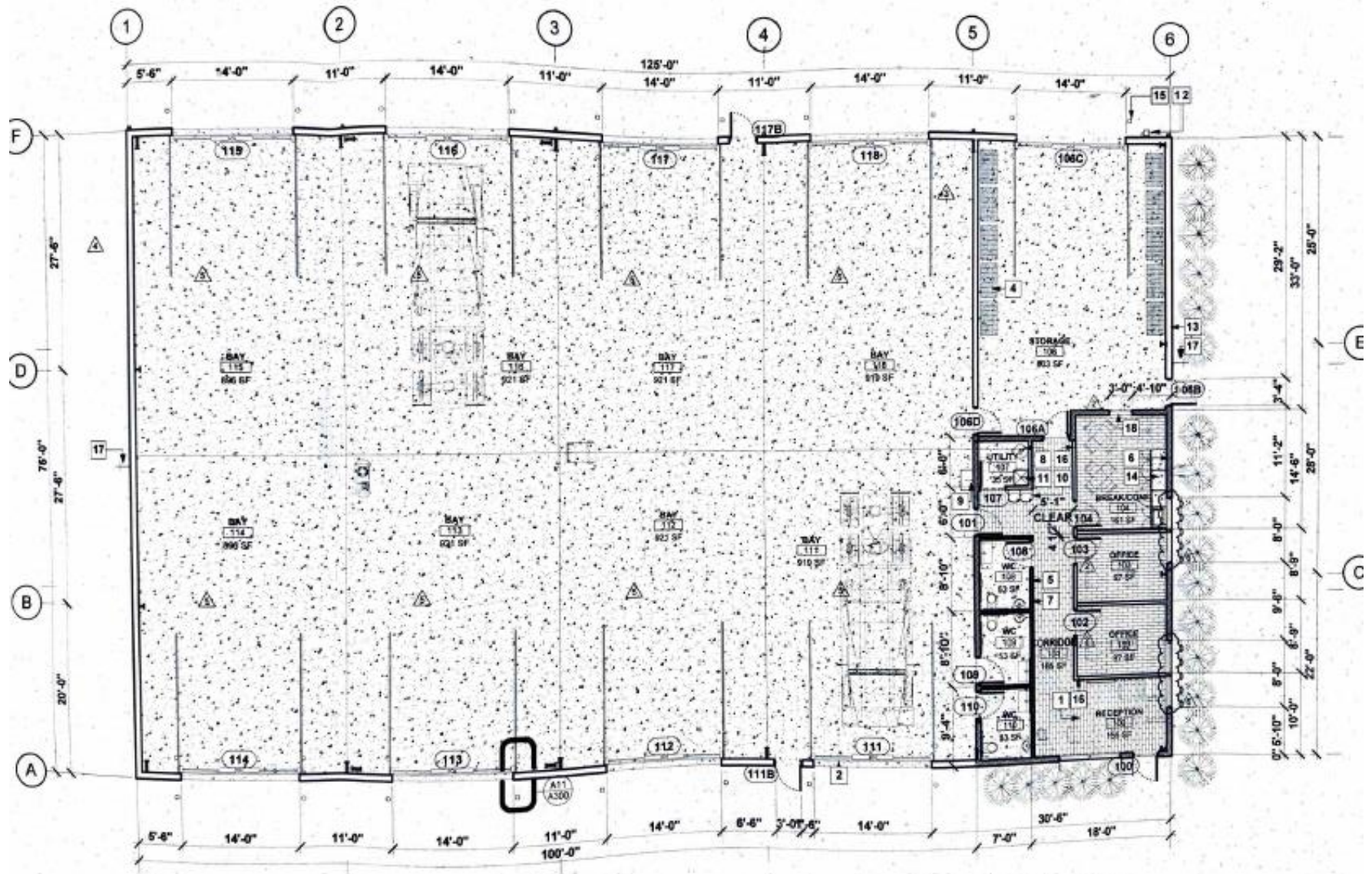
Maintenance Building

- +/-9,375 Square Feet Total
- +/-2,000 Square Feet Office
- 18-20' Clear Height
- Nine (9) 14'x14' Drive-in Doors
- Four (4) Drive-thru Bays
- Wash Bay
- LED Lighting
- New 2023 Construction

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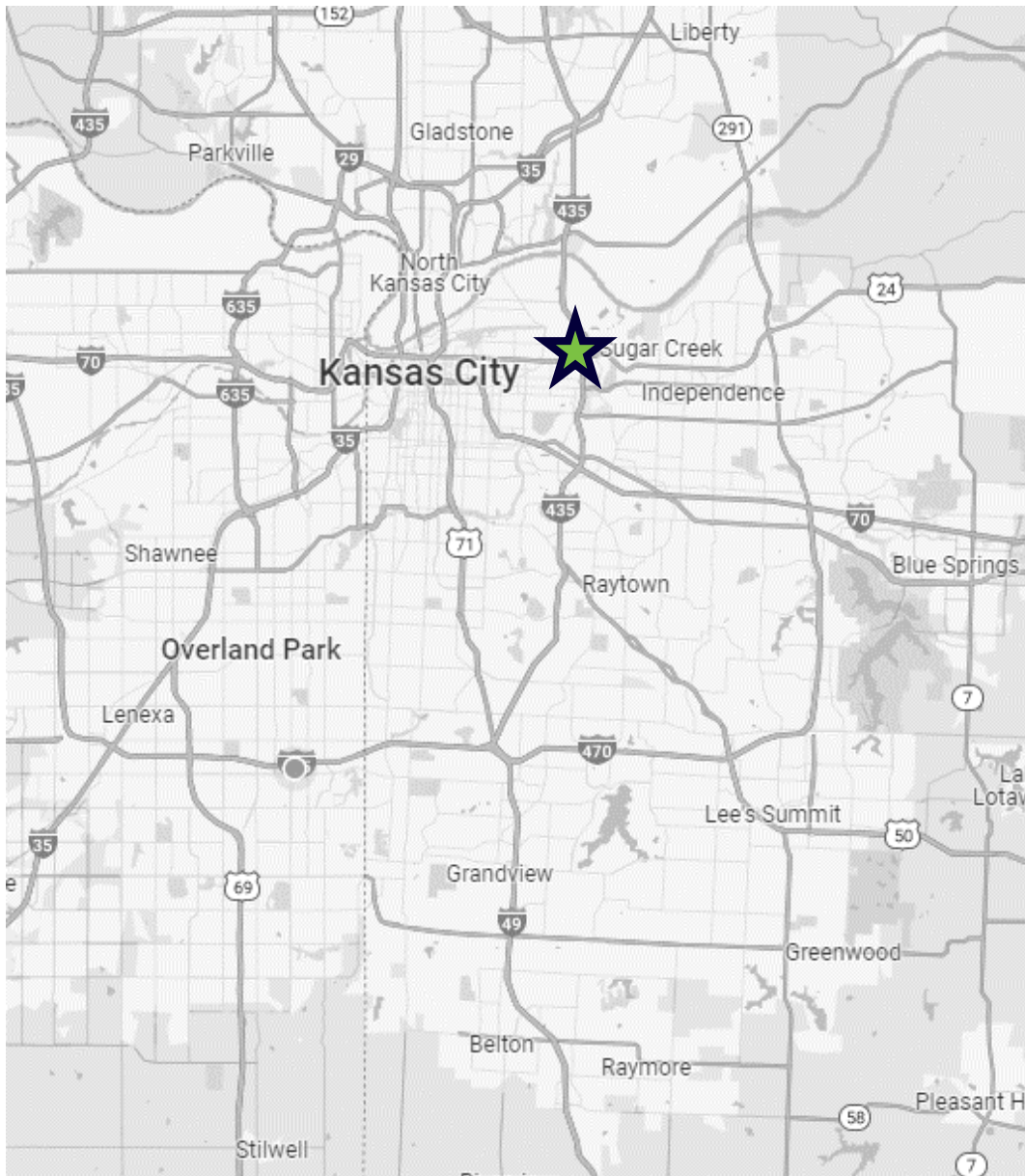
Additional Expansion
Ground For Sale



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Please contact Andrew Fischer
or Henry Weiler to schedule a
tour of this facility.

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