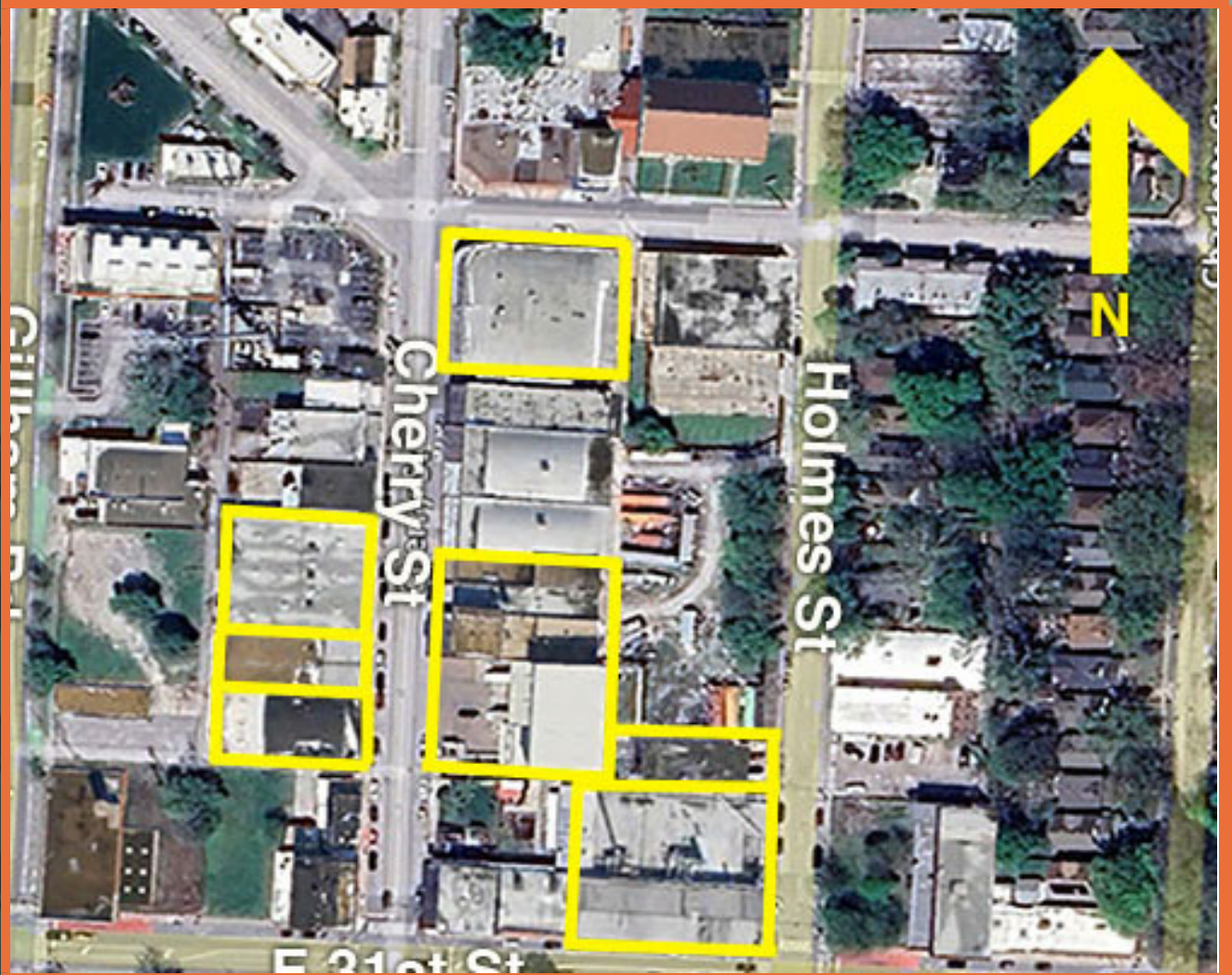


EVERGREEN
Real Estate Services

FOR SALE

114,058 Square Foot of Buildings

3000 Cherry & Holmes Properties Kansas City, MO



Pat Murfey
913.951.8402

7021 Johnson Drive
Shawnee Mission, KS 66202
913.562.5600
KCEvergreen.com

- Access to I-35 & 71 Hwy via 31st Street
- Central Midtown Location
- Brick & Steel Construction
- Drive-In & Dock High Loading
- Possible Redevelopment Opportunity



These properties are also within Kansas City's Enhanced Enterprise Zone (EEZ) #2. Eligible businesses undertaking eligible projects may receive Missouri WORKS income tax benefits. Upon enrolling in the WORKS Program, the property they will occupy is entitled to a 10 year abatement of 50% of the increased property taxes.



3046 Holmes

3019 Cherry



3019 Cherry

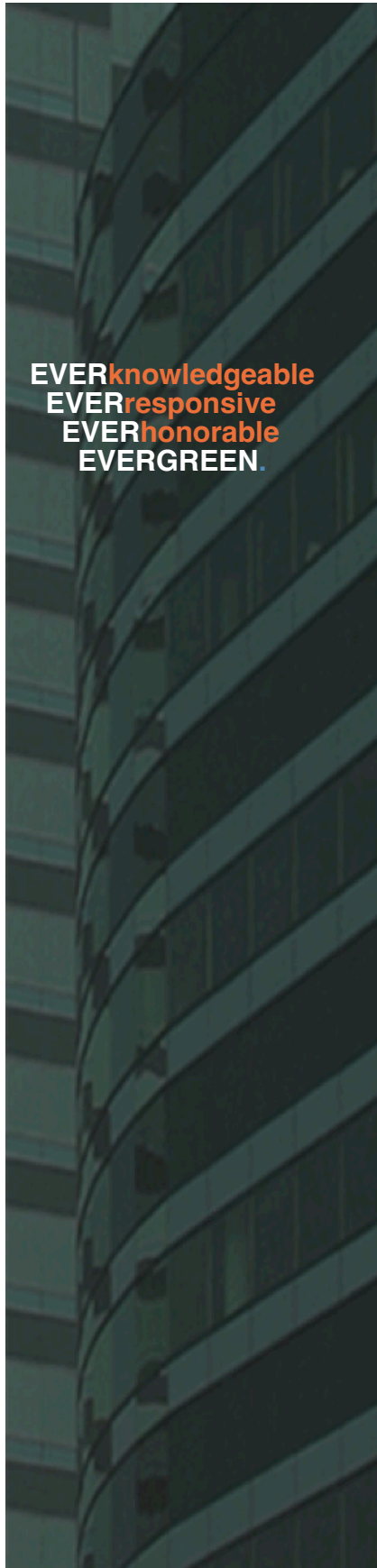
3001 Cherry



3024 Cherry



3028 Cherry



EVERknowledgeable
EVERresponsive
EVERhonorable
EVERGREEN.

Property Features

| | |
|-----------------------|------------------------|
| Building Size in SF | |
| Building Dimensions | Varies |
| Total Acres | 2.20 |
| Year Built | 1940s |
| Construction Material | Mostly Masonry & Steel |
| Roof | Varies / Older |
| Floor | Concrete |
| Clear Height in Feet | Varies |
| Column Spacing | Varies |
| Dock-High Loading | |
| Van-High Loading | |
| Drive-In Loading | |

Building Systems

| | |
|--------------|--------------------|
| Sprinkler | |
| Floor Drains | Yes |
| HVAC | Varies |
| Lighting | Mainly Fluorescent |
| Electrical | Ample |

| Site |
|------|
|------|

| | |
|------------|-------------------------------|
| Parking | Ample |
| Zoning | M1-5 - Light Industrial |
| Floodplain | No |
| Access | I-35 / 71 Hwy via 31st Street |

Pricing

| Lease Type | | Space Information: | Size (sf) | Rate |
|--|-------------|--------------------|-----------|------|
| and/or | | | | |
| Sale Price | \$3,300,000 | | | |
| 001, 3006, 3019-31, 3024-26, 3028, 330, 33, Cherry St & 3018, 34, 3030 Kansas City, MO | | | | |

County: Jackson

Taxes:

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Contact your Broker/Agent at
Evergreen for more information

Pat Murfey Pat@KCEvergreen.com

KCEvergreen.com

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Mission, KS 66202

