

FOR SALE  
**3000 E TRUMAN ROAD**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**3000 EAST TRUMAN ROAD  
KANSAS CITY, MO 64127**



**Hunter Seabaugh**  
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MO #2017029938



**Max Lapke**  
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## **PROPERTY DESCRIPTION**

- (1) oversized drive-in door
- Approximately 60% warehouse / 40% office
- Parking + outdoor storage space included
- Centrally located within KC Metro
- 19' clear height in warehouse
- Temperature-controlled warehouse
- B4-5 zoning allows outdoor storage
- Located within Federal Opportunity Zone which can provide tax shelter to Buyer
- Located in MO Enhanced Enterprise Zone (EEZ), a state program that provides tax relief or abatement to new businesses.

### Nearby Highway Access:

- I-70: 1 minute
- I-670: 2 minutes
- 71 Highway: 4 minutes
- I-35: 4 minutes
- I-169: 6 minutes

## **OFFERING SUMMARY**

Sale Price:	\$610,000
Lot Size:	0.411 Acres
Building Size:	5,846 SF

## **CONTACT**

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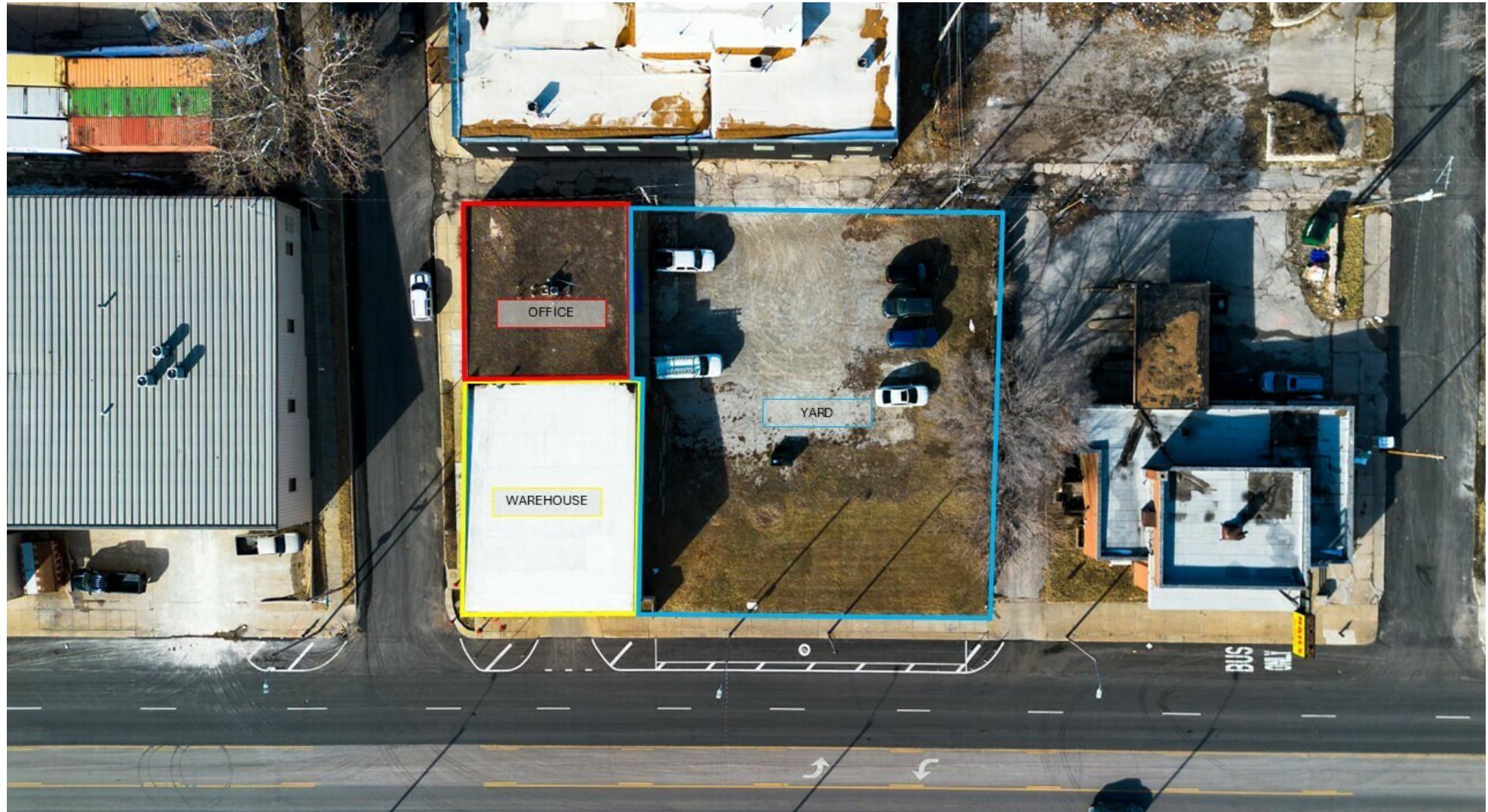
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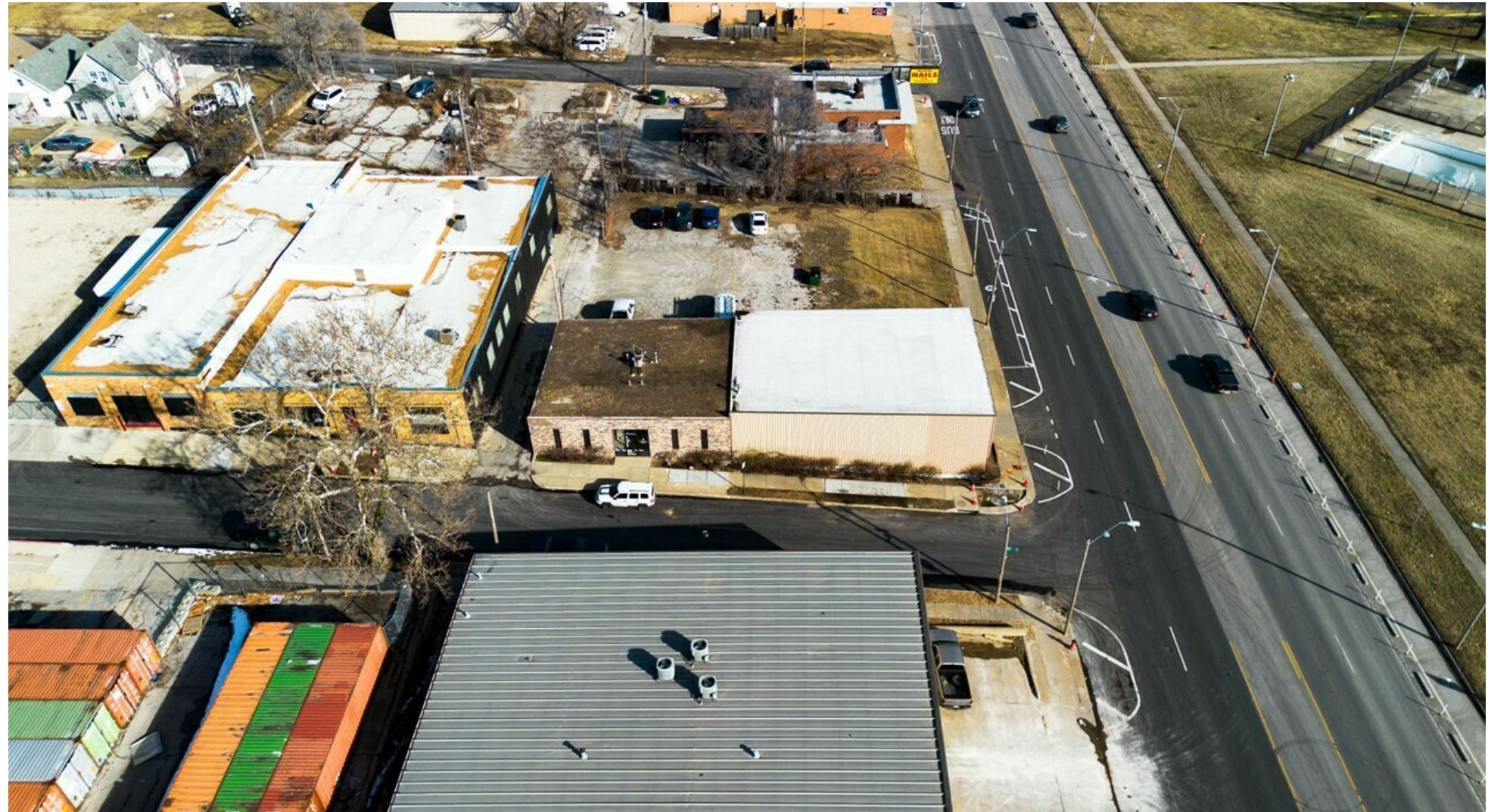
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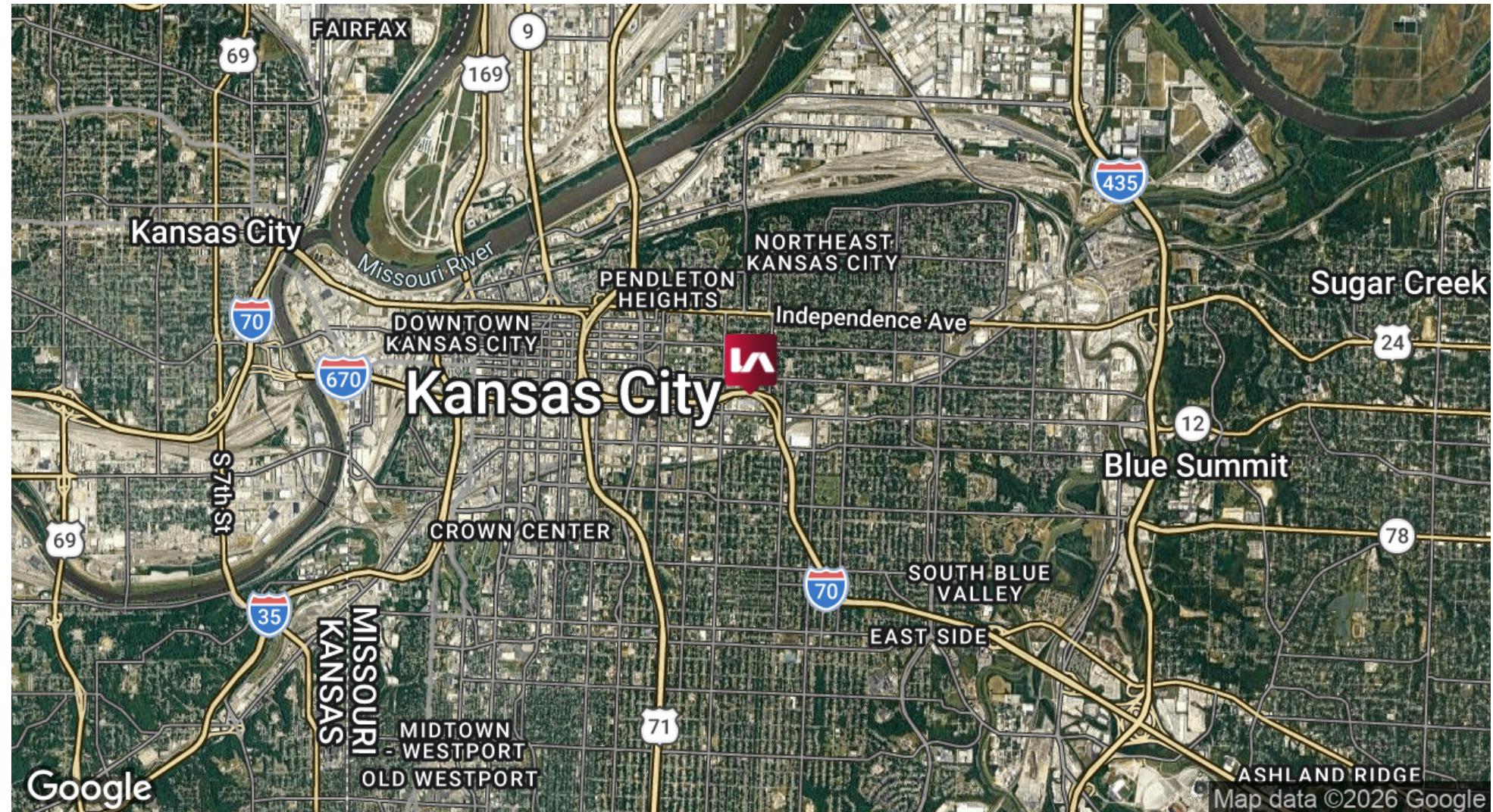
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