



# FOR SALE OR LEASE

7,000 Square Foot  
Warehouse

3425 Terrace  
Kansas City, MO



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[KCEvergreen.com](http://KCEvergreen.com)

- **Access to the City via SW Blvd. to I-35**
- **Three Drive-in Doors**
- **One Dock High Door**
- **Clear Span Butler Building**
- **2.295 M1-5 Zoned Fenced Acres**

## Location Aerial



## Site Aerial



This property is for sale or lease to own. The warehouse is a 7,000 square foot 1974 built Butler Manufactured building featuring steel frame construction. There is a half bathroom with work sink that's insulated with electric heat. The roof has a series of skylights for plenty of natural lighting. There are three working overhead doors in the building. One is 14' and two are 12' doors. There is also a dock high door currently inaccessible due to the west fence construction. The property is on 2.295 M1-5 (light industrial) zoned acres of fenced land on the north and south sides of the building.

This property is in an Enhanced Enterprise Zone 2. An eligible business could receive Missouri tax credits and a ten year abatement of 50% of the increased property taxes resulting from their project.



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**Property Features**

Building Size in SF	7,000
Building Dimensions	70' X 100'
Total Acres	2.30
Year Built	1974
Construction Material	Steel
Roof	Metal
Floor	Concrete
Clear Height in Feet	12' - 14'
Column Spacing	NA - Free Span
Dock-High Loading	1 8' x 8'
Van-High Loading	
Drive-In Loading	3 Two 8' x 12' & One 8' x 14'

**Building Systems**

Sprinkler	NA
Floor Drains	Yes
HVAC	Electric Heat at Restroom
Lighting	Sky Lights
Electrical	200 Amp / 400 Volt

**Site**

Parking	Ample on 2.295 Acre Site
Zoning	M1-5 - Light Industrial
Floodplain	NA
Access	I-35 to SW Blvd. to Roanoke

**Pricing**

Lease_Type	Space Information:	Size (sf)	Rate
and/or			
Sale Price	\$1,000,000		
3425 Terrace			
Kansas City MO 64111			
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**

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