

# 8576 N GREEN HILLS RD

KANSAS CITY, MO 64154

INDUSTRIAL OFFICE &  
WAREHOUSE PROPERTY  
FOR SALE & LEASE



## PROPERTY DESCRIPTION

Versatile industrial flex space available just off Green Hills Road and Highway 152, with excellent visibility and traffic exposure (~65,000 vehicles/day). This single-story, 7,200 SF (+/-) building features a front office area, large open warehouse, geothermal HVAC, and radiant floor heating throughout. Previously home to an HVAC company, it's ideal for service-based businesses such as plumbing, electrical, construction, or distribution. Located in the heart of Kansas City's growing Northland, with quick access to I-29, I-435, and KCI Airport.

## OFFERING SUMMARY

Lot Size:	0.73 AC (+/-)
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## PROPERTY HIGHLIGHTS

- 7,200 SF (+/-) industrial flex space available for sale
- Single-story layout featuring a front open office area and a large warehouse
- 4 garage doors, providing excellent loading and unloading access
- Geothermal HVAC system for efficient year-round climate control
- Radiant floor heating throughout the building—comfortable and energy-efficient
- One side garage door for added convenience
- Side and front entry doors for flexible ingress and egress
- Ample open workspace to accommodate administrative, production, or storage needs
- Previously occupied by a heating and cooling firm—ideal for HVAC, electrical, plumbing, construction, distribution, or service-based businesses
- Zoned and configured to support a wide range of commercial operations

**Andrew Danner**

Broker  
816.612.5191  
O: 816.612.5191  
Andrew@windfieldrealestate.com

**Ben Nelson, CCIM**

Senior Associate  
816.868.8473  
O: 816.612.5191  
Ben@windfieldrealestate.com

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LOCATION MAP



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EXTERIOR  
PHOTOS



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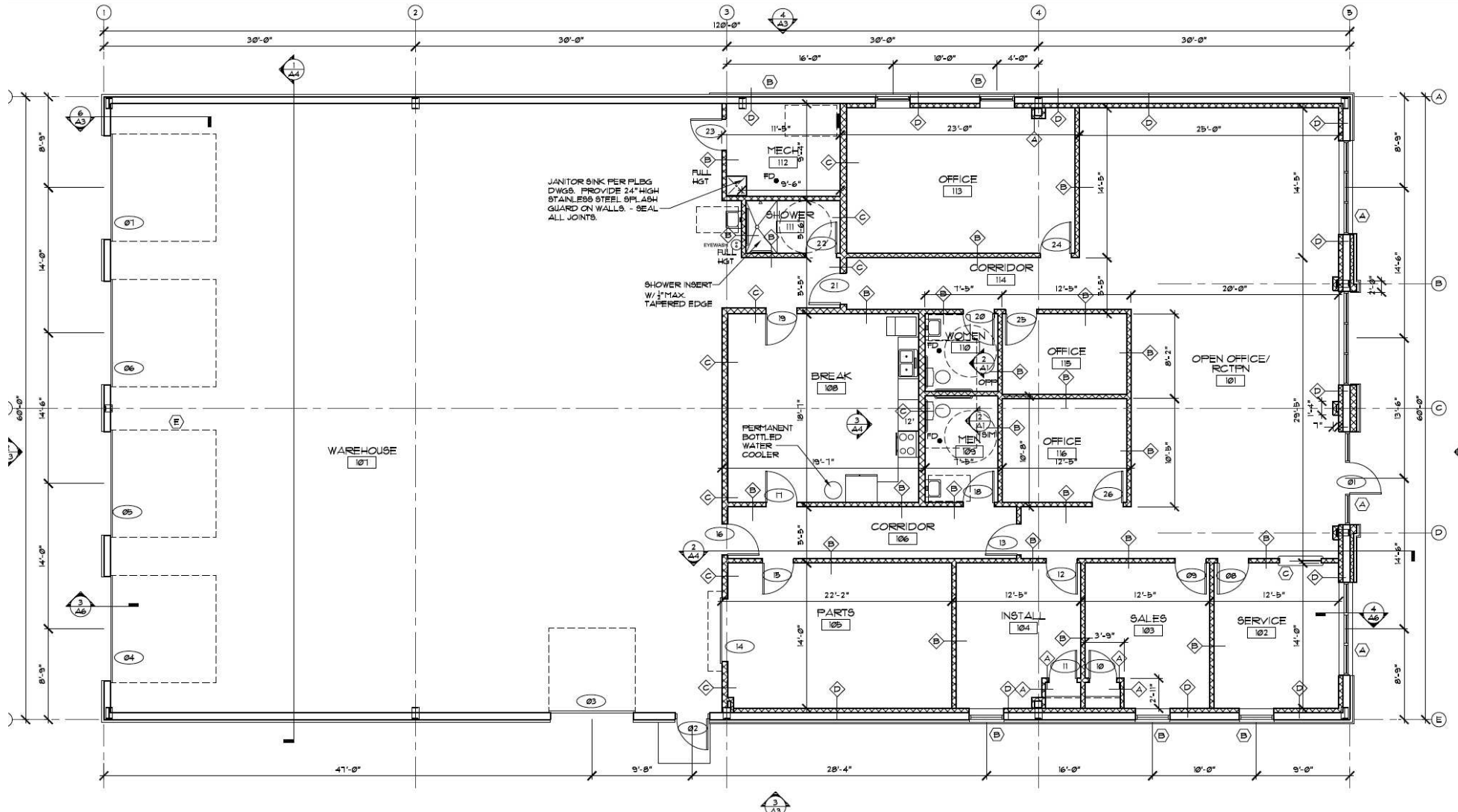
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## EXISTING FLOOR PLAN



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## INTERIOR PHOTOS



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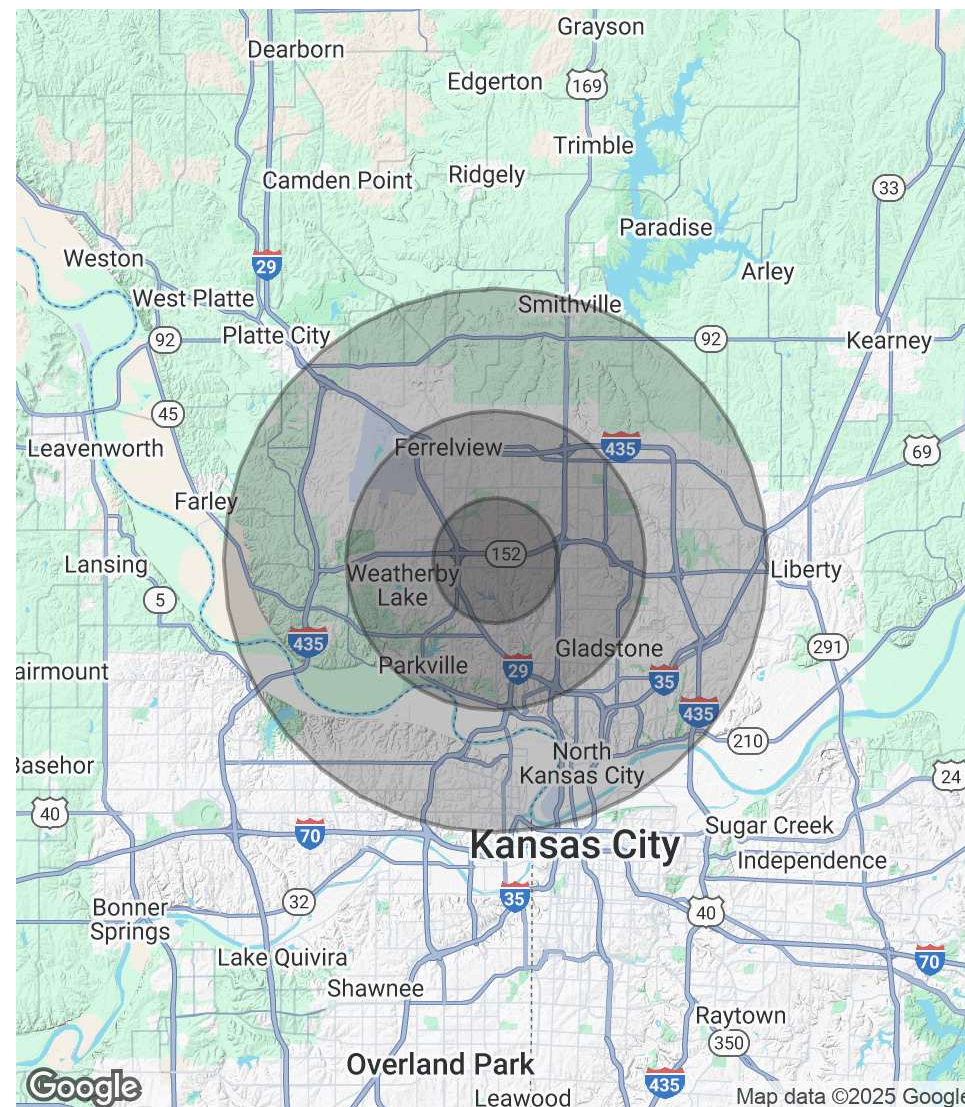
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## DEMOGRAPHICS

POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	35,916	156,517	304,861
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	15,621	63,897	121,746
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$105,022	\$109,262	\$104,233
Average House Value	\$341,653	\$358,564	\$320,059

Demographics data derived from AlphaMap



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