



for more information contact:

**BRANDON MCGEEHAN**

314.397.9066

[brandon@reececommercial.com](mailto:brandon@reececommercial.com)

**JOHN SWEENEY**

913.945.3718

[john@reececommercial.com](mailto:john@reececommercial.com)



**FOR SALE: 4.44 ACRES INDUSTRIAL SITE AND 45,000 SF OFFICE BUILDING**  
**4501 EMANUEL CLEAVER II BLVD**  
**KANSAS CITY, MO 64130**



## 4501 EMANUEL CLEAVER II BLVD KANSAS CITY, MO 64130

**45,000**

GROSS SQUARE FEET

45,000 SF BUILDING SITTING ON  
4.4 ACRES WITH ADDITIONAL  
LAND IN FRONT AND AMPLE PARKING



**PRICE REDUCED!**  
FOR SALE

**\$1,950,000**  
~~\$2,205,000~~

**PROPERTY TYPE**

INDUSTRIAL SITE WITH OFFICE BUILDING

**ZONING**  
M1-5

### HIGHLIGHTS

- 1,000-45,000 sf office suites
- 350+ person main hall
- M1-5 zoning
- 4.44 acres
- Basement has numerous possibilities
- Additional land is included in the sale
- Heavy parking
- Outside storage

*for more information contact:*

**BRANDON MCGEEHAN**

314.397.9066

[brandon@reececommercial.com](mailto:brandon@reececommercial.com)

**JOHN SWEENEY**

913.945.3718

[john@reececommercial.com](mailto:john@reececommercial.com)



4501 EMANUEL CLEAVER II BLVD KANSAS CITY, MO 64130

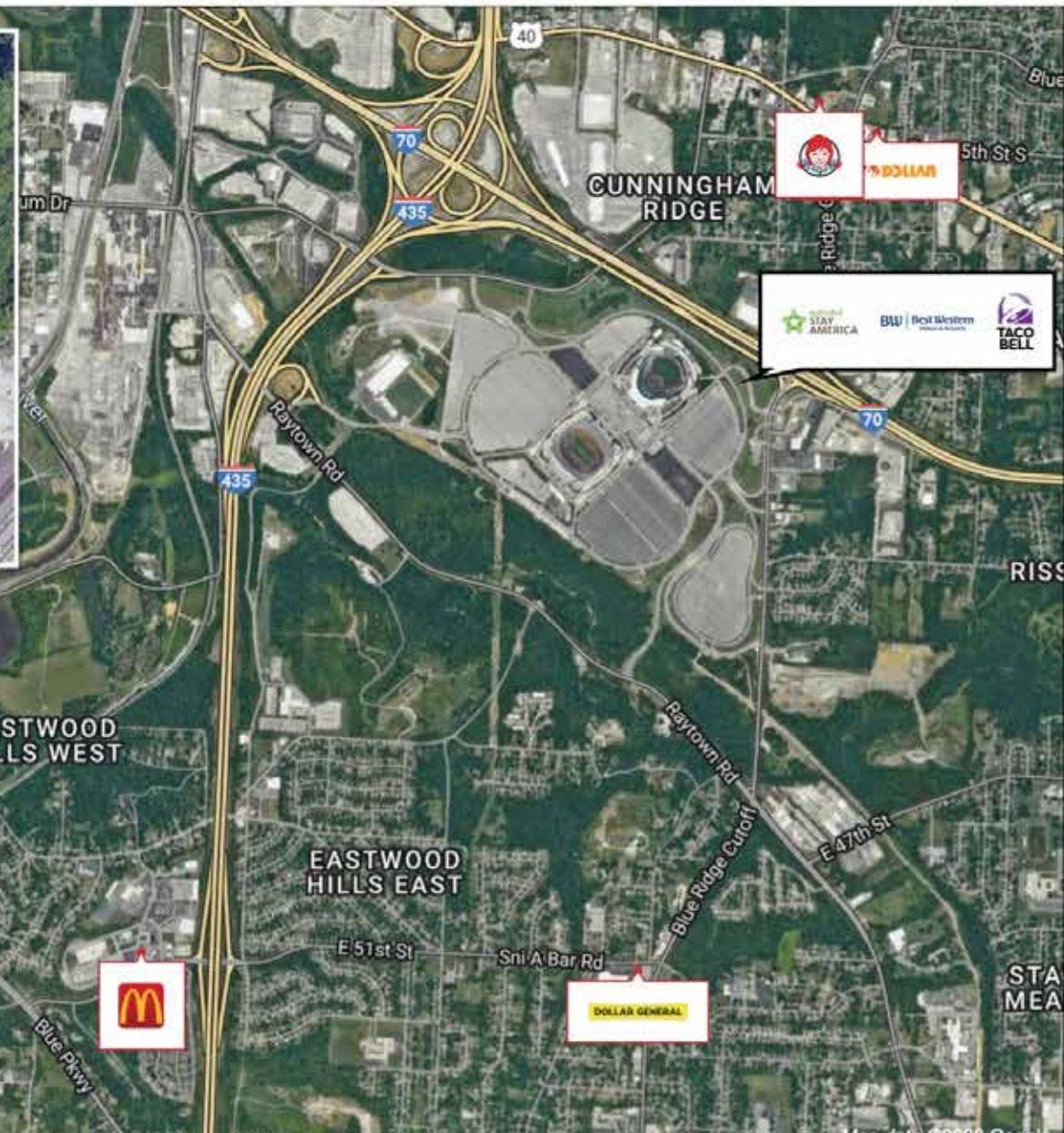
# PHOTOS





4501 EMANUEL CLEAVER II BLVD KANSAS CITY, MO 64130

# AERIAL



The Information Above Has Been Obtained From Sources Believed Reliable. While We Do Not Doubt Its Accuracy We Have Not Verified It And Make No Guarantee, Warranty Or Representation About It. It Is Your Responsibility To Independently Confirm Its Accuracy And Completeness. Any Projections, Opinions, Assumptions, Or Estimates Used Are For Example Only And Do Not Represent The Current Or Future Performance Of The Property. You And Your Advisors Should Conduct A Careful, Independent Investigation Of The Property To Determine To Your Satisfaction The Suitability Of The Property For Your Needs. © 2021