



for more information contact:

BRANDON MCGEEHAN

314.397.9066

brandon@reececommercial.com

JOHN SWEENEY

913.945.3718

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



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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

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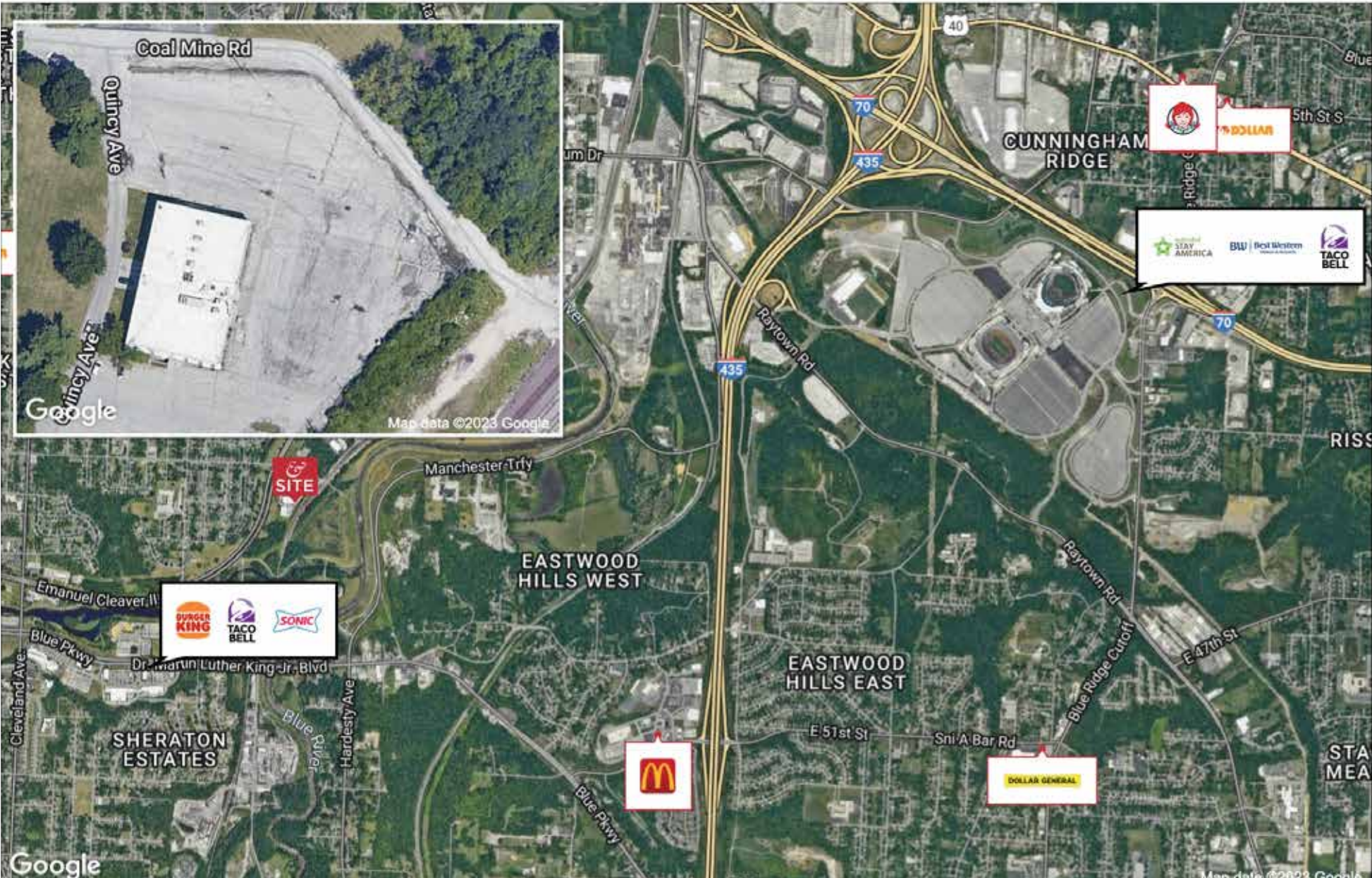
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AERIAL



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