

# BUILDING FOR SALE

1240 Swift Avenue,  
North Kansas City, MO 64116

5,222 SF  
\$1,100,000



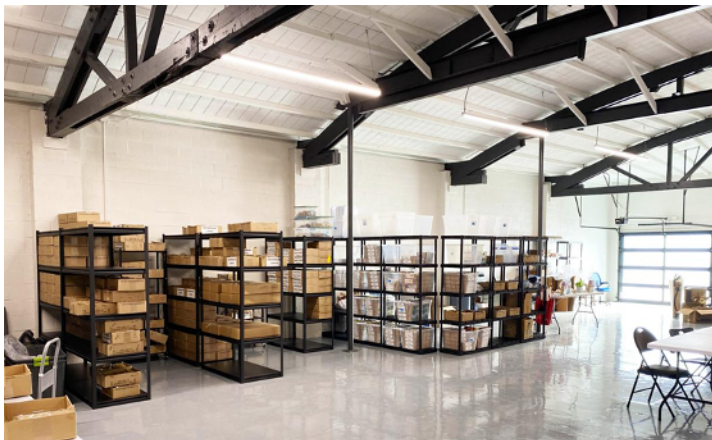
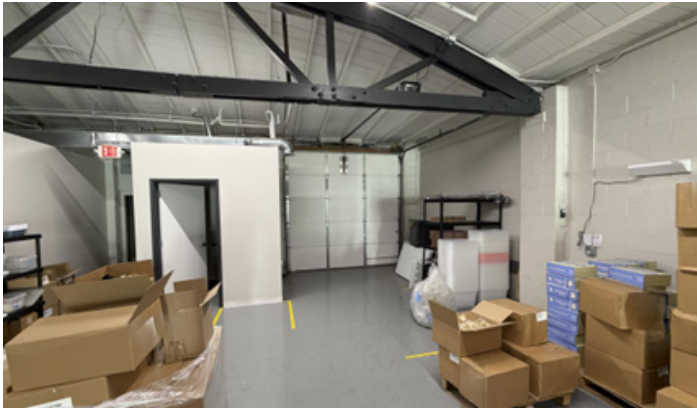
## **General Building Specifications:**

- ±5,222 SF total building area
- Sale price: \$1,100,000
- Fully renovated in 2022, extremely clean, move-in ready
- Located in North Kansas City's industrial corridor
- Minutes from Downtown KC with immediate access to I-35, I-29, & Hwy 9
- Main Building totals ±4,000 SF, Rear Storage Building totals ±1,000

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## **Main Building Highlights:**

- ±4,000 SF
- 81' x 46', 10' clear height
- Masonry & steel construction
- Barrel Roof
- 100% climate controlled (~10 tons HVAC)
- (2) Drive-In-Doors: 10' x 10' & 9' x 7'
- (3) Private offices
- (2) Restrooms
- Commercial kitchen (3-comp sink, grease interceptor)
- Processing area
- Packaging/Shipping/Delivery area
- Break room
- Original construction: 1945

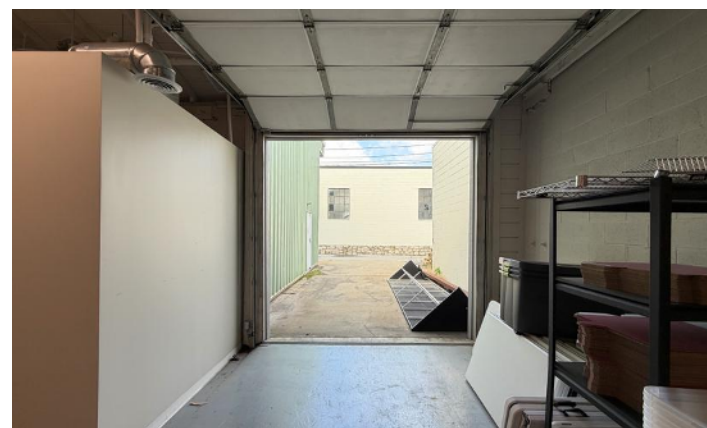
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## Rear Storage Building Highlights:

- ±1,000 SF
- 31' x 31'
- 20' clear height
- Metal building with metal roof
- Climate controlled + forced air heat
- (1) Drive-In-Door: 16' x 16'





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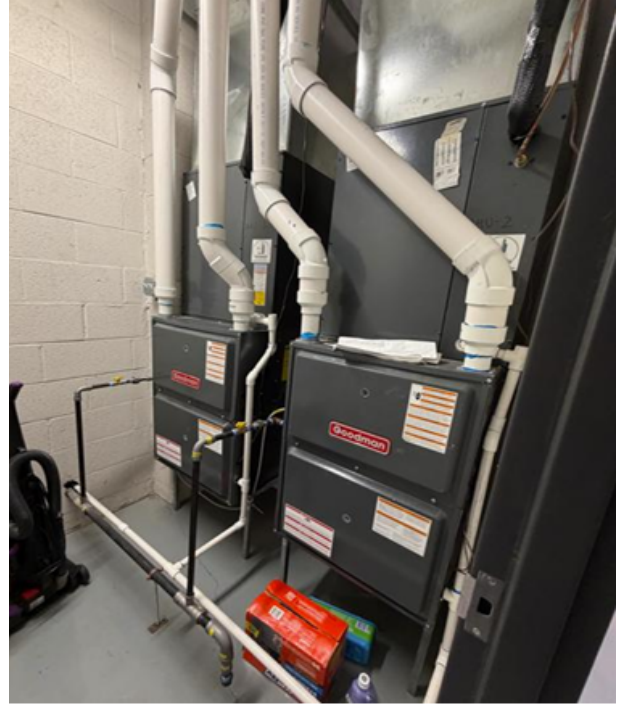
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## **Mechanical/HVAC:**

- (2) 5-ton split systems: ~10 tons total HVAC capacity
- Dedicated exhaust + fresh air systems

## **Electrical:**

- 3-Phase/400 Amp main service with multiple sub-panels



HVAC: 2- 5 ton Split Systems

