

FACT SHEET

5706 Troost & 5646 Troost Ave., Kansas City, MO 64110

Building Size: 12,500sf +/-

Office Area: 2,745sf +/-

Land Area: 25,436sf (.584 Acres)

5646: 6,781sf (Fenced Parking Lot)

5706: 18,655sf (Bldg Land Area)

Loading: 4 Dock-High Doors

Zoning: B3-2

Year Built: 1940's/1968 (est.) – former Country Club Dairy Freezer Bldg

HVAC: New Rooftop Unit (RTU) – Office Area (2025)

Electrical: Heavy Power

Roof(s): Upper: 2014 – Repair & TPO Replacment
Middle/Lower: 2017 – Repair/Recoated
West Upper: 2022 – Repair & New TPO Applied
Middle/East Upper: 2022 – Repaired
April 2024: Cleaned/Repaired/Middle Coated

Refrigeration: Past Freezer temps were set at -10 Degrees and Cooler temps were set to 32 Degrees and could cool to 28 Degrees.
Warehouse walls and floors insulated for cooler/freezer uses.

Kitchen/Hoods: Former meal preparation and food processing companies
Used hoods/kitchen area(s) for food businesses and had USDA approved facilities.