

For Sale | \$1,000,000 | 25,000 SF Building Industrial Property on 1.34 Acres
1609 Crystal Avenue KCMO 64129 | Near Truman Road & I-435



**Total Built: 25,000 SF Across 5 Structures
+ 10,000 SF Covered Storage**

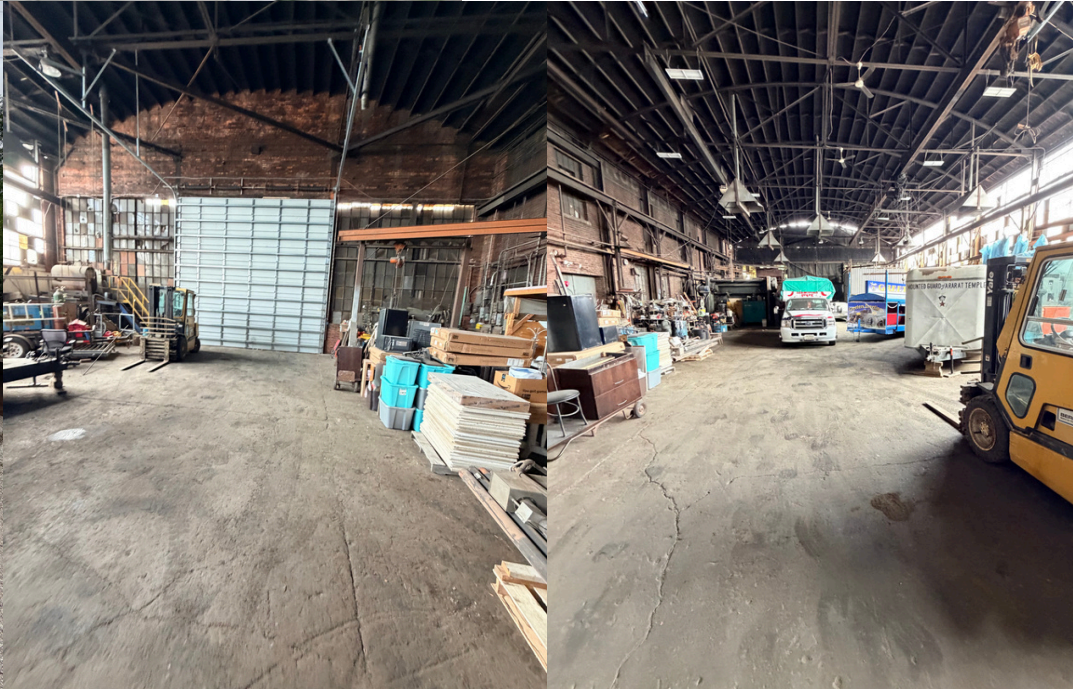
Building Breakdown:

- 12,000 SF Two-Story Building Including Office + Lower Level
- 8,000 SF Warehouse w/ 21' D.I. Door
- 8,000 SF Warehouse - 28' Clear
- 2,500 SF Quonset Hut
- 2,500 SF Office
- Covered Storage: 10,000 SF

Yard: Concrete | Fenced & Gated

Power: Single Phase & 3-Phase

Zoning: M1-5



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Office



12,000 SF Building - Lower Level



8,000 SF Warehouse with 21' D.I. Door



8,000 SF Warehouse 28' Clear Height



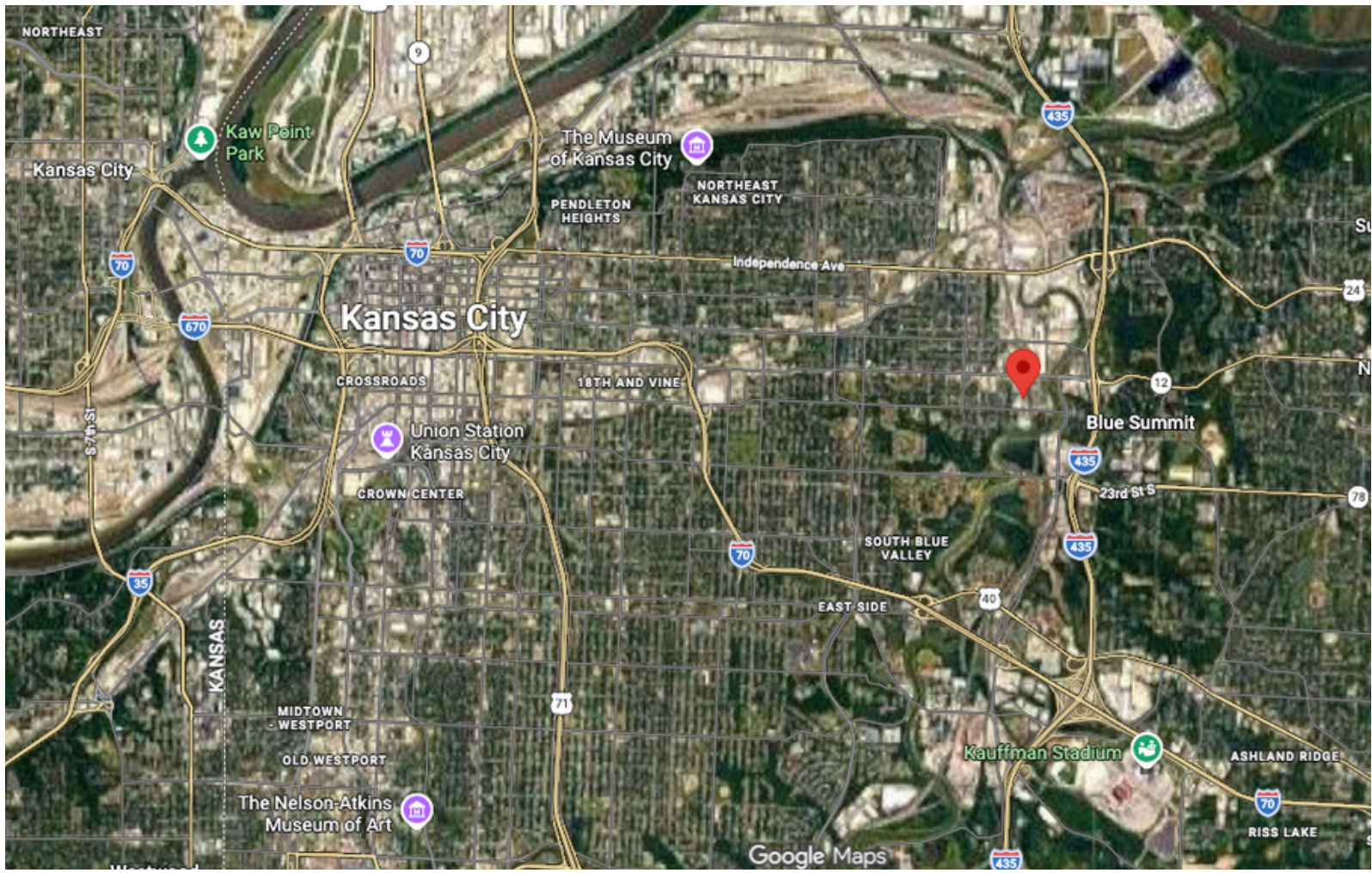
Property Features Gated Access

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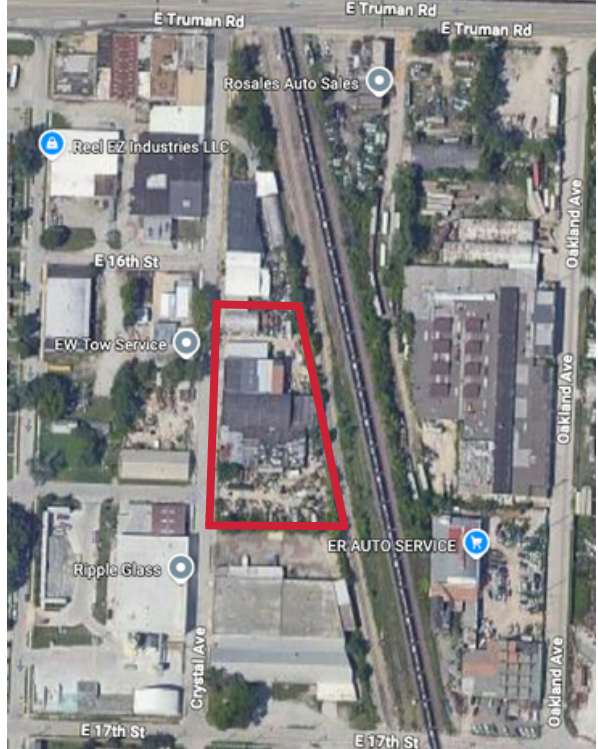
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Located Near I-435 & Truman Rd.

I-435	0.9 Miles
I-70	2.2 Miles
71 Hwy	4.4 Miles



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