

## **1240 Swift Avenue, North Kansas City, MO**

### **-Building Specifications**

#### **Property Highlights:**

- **±5,222 SF total building area**
- **Sale Price: \$1,200,000**
- Fully renovated (2022) – extremely clean, move-in ready
  - Located in North Kansas City’s industrial corridor
- Minutes to Downtown KC with immediate access to I-35, I-29 & Hwy 9

#### **Main Building (±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

#### **Rear Storage Building (±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’

**Mechanical / HVAC:**

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

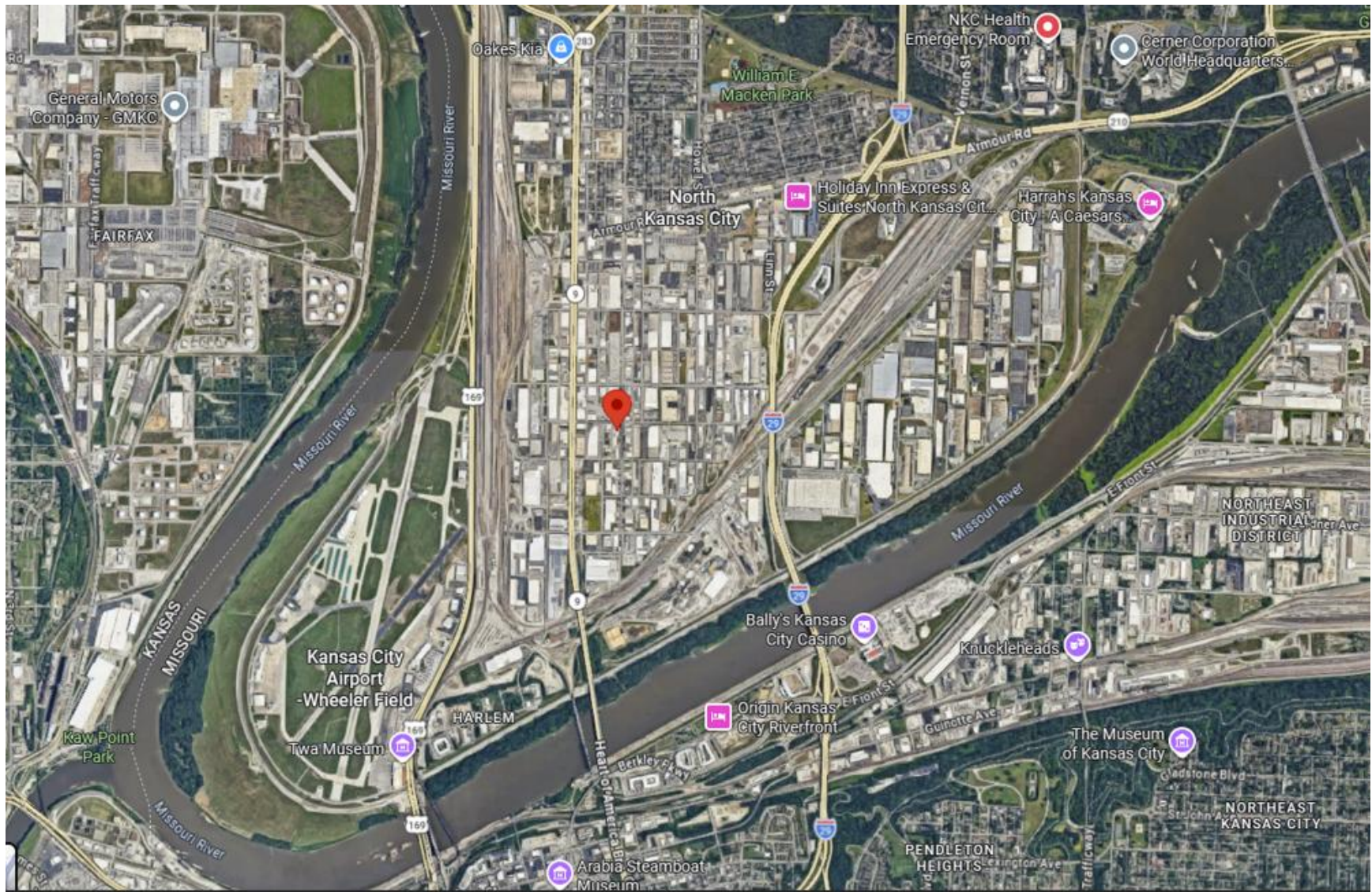
**Electrical:**

- 3-Phase / 400 Amp main service with Multiple subpanels

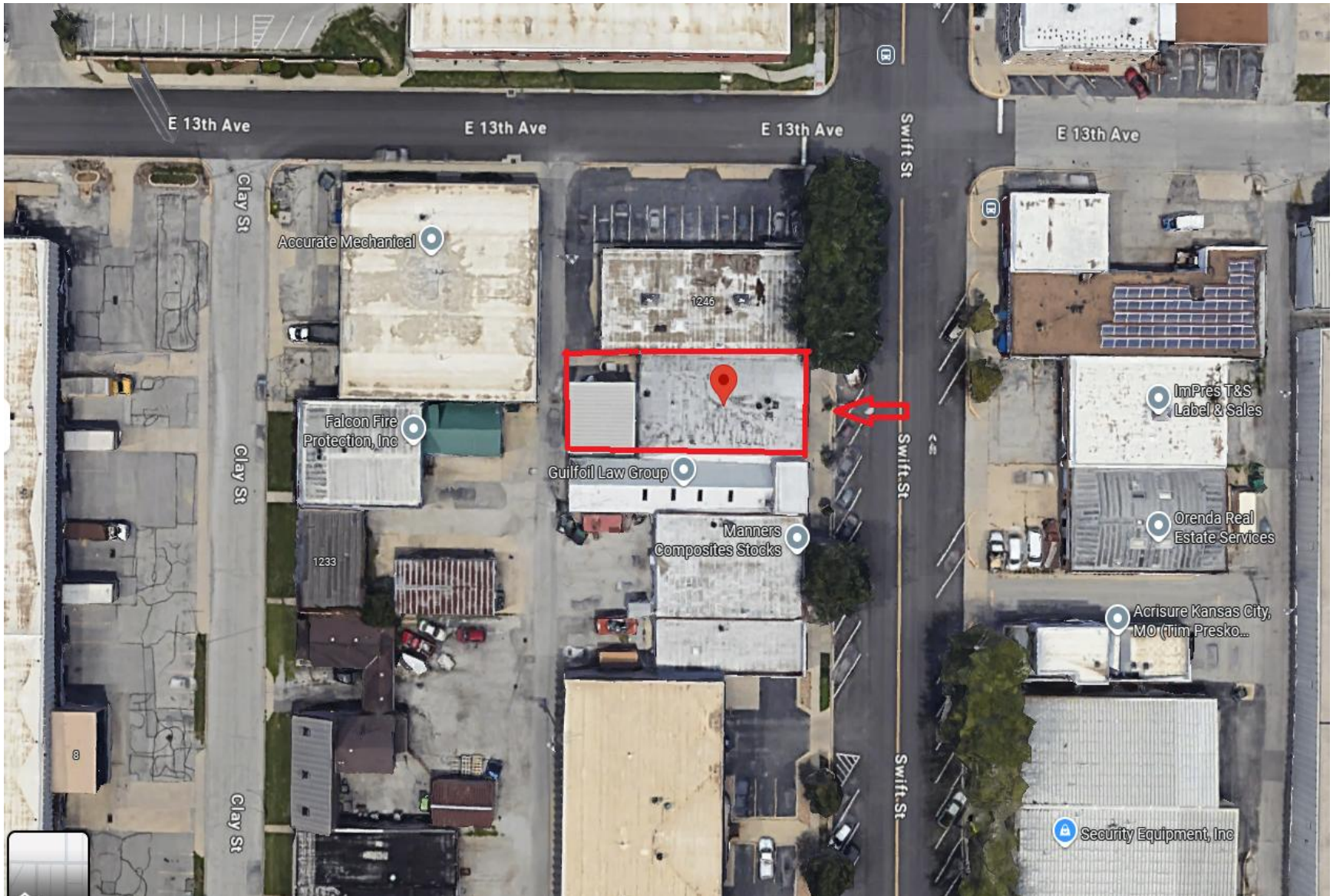
**FOR MORE INFORMATION:**

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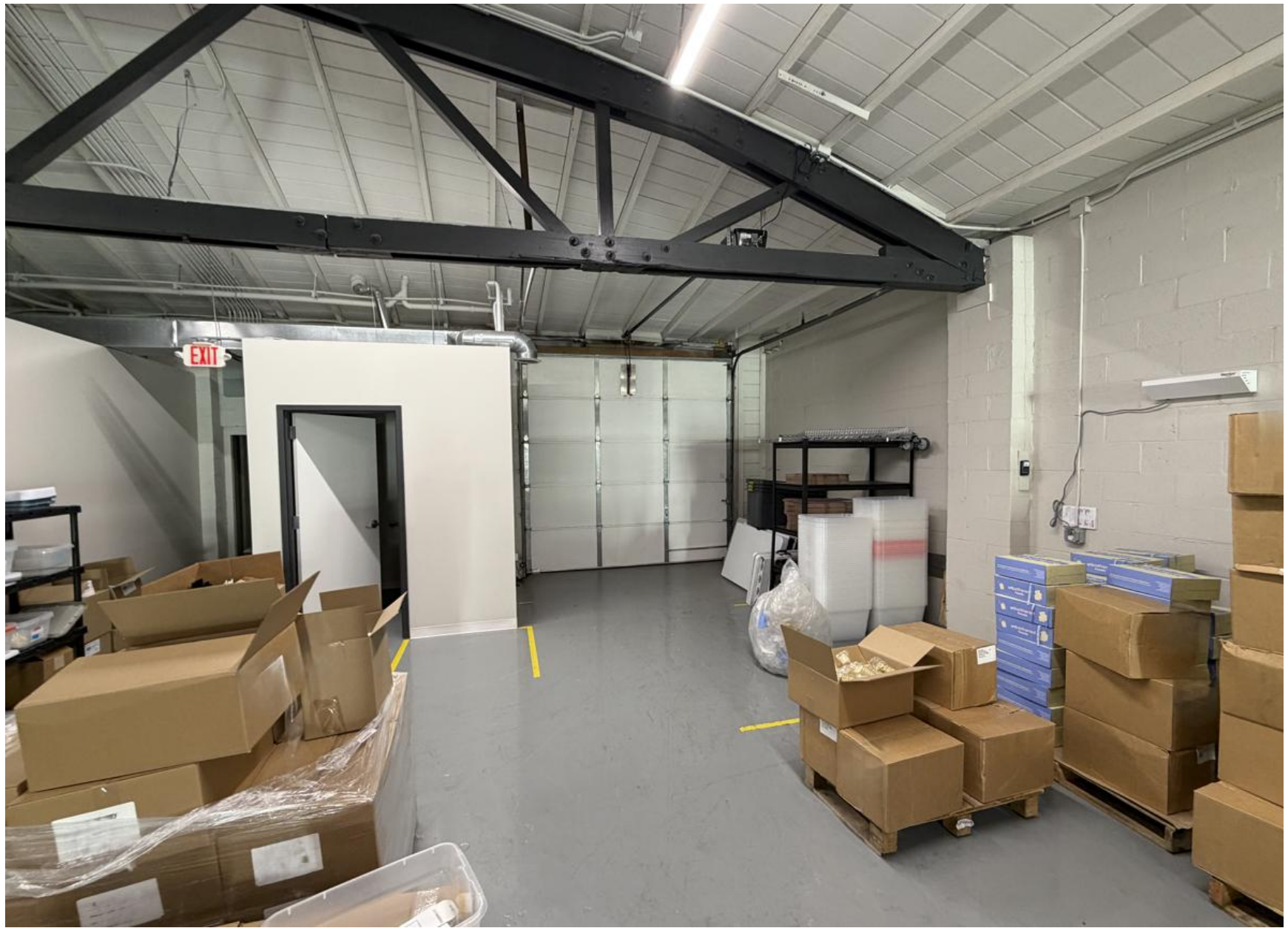














HVAC: 2- 5 ton Split Systems

3 Phase/400 Amp Electrical

