

INDUSTRIAL BUILDING FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- Lot size 1.81 acres
- 43,582 SF building
- 15,000 +/- SF Office
- 27,000+/- SF Warehouse with three 13' dock high doors and one 12'x14' drive-in door
- 2,000 +/- SF Outbuilding with three drive-in doors
- Sale Price: \$2,127,000
- Leasing Price: \$5.75 NNN per SF

CONTACT

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25 FUNSTON RD KANSAS CITY, KS

- 1.81 Acres with three story main building
- 2 buildings on the property
- Dock Loading Pad



BUILDING 1

Size	Building 1: 27,000 +/- SF Warehouse with 15,000 +/- SF Office
Clear Height	13'+
Loading	Three dock-high and one drive-in door

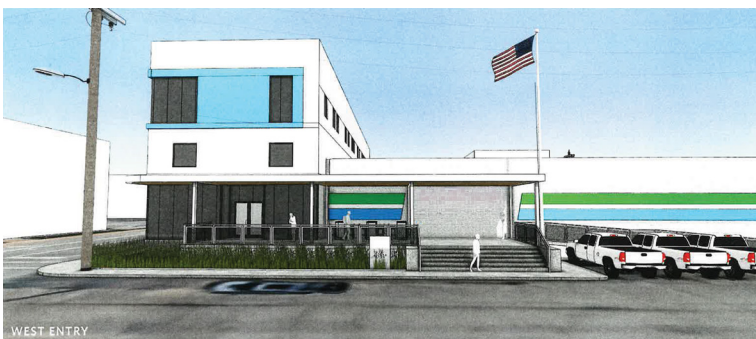


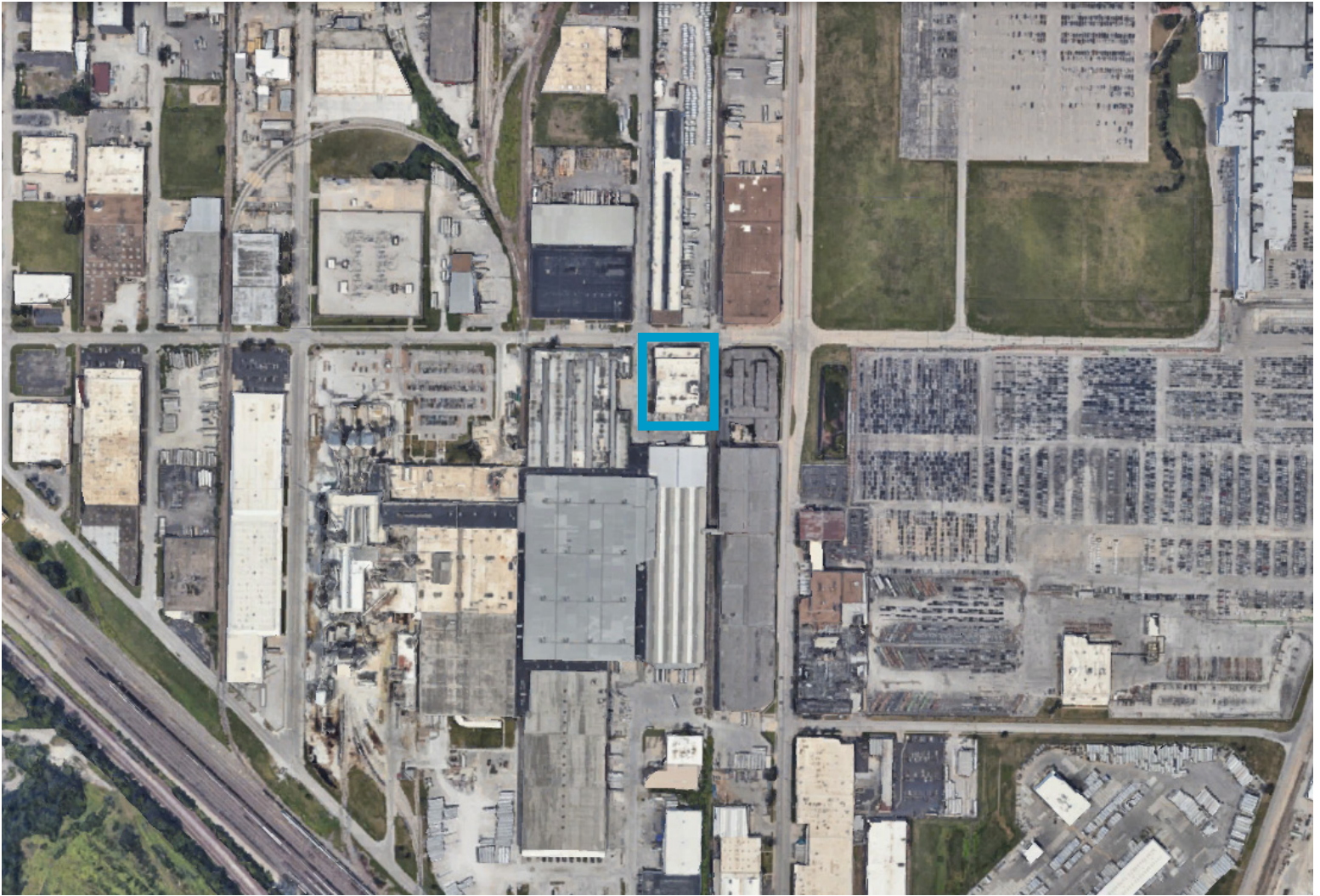
BUILDING 2

Size	2,000 SF Storage Building
Loading	Two drive-in doors

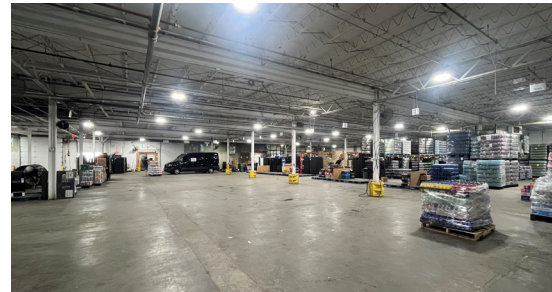
LISTING INFORMATION

Address:	25 Funston Road, Kansas City, KS 66115
Pricing:	\$2,127,000
Lot Size:	1.81 Acres +/-
Building SF:	43,582 SF
Office SF:	15,000 SF +/-
Warehouse SF:	27,000 SF +/-
Stories:	3 Stories
Dock Doors:	3 Dock High Doors 1 (14' x 12') Drive In Doors
Clear Height:	13'+
Construction:	Masonry
Roof:	TPO
Power:	120-480 Amp, 277 Volt, 3 phase
Sprinklers:	Wet System
Parking:	Ample parking on three sides of property, trailer parking
Signage:	Available
Highway Access:	Hwy 69, I-635, I-70
Zoning:	M-3
Parcel ID:	900709, Property ID: 105-018-34-0-10-02-002.00-0
Class:	B
Year Built:	1973, renovated 2008
Utilities	All utilities are available





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