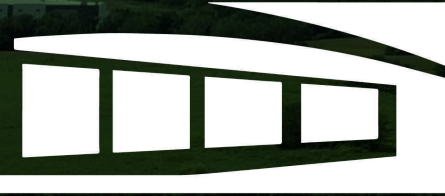


KANSAS CITY NORTH STORAGE

7557 NORTHWEST COOKINGHAM DR, KANSAS CITY, MO 64163



Rick Quackenbush

Agent

816.612.5191

O: 816.612.5191

Rick@windfieldrealestate.com



Windfield Real Estate

1440 Erie Street, Suite A, North Kansas City, MO 64116

<https://windfieldrealestate.com>

KANSAS CITY NORTH STORAGE

7557 NORTHWEST COOKINGHAM DR, KANSAS CITY, MO 64163

**SELF STORAGE
PROPERTY FOR SALE**



PROPERTY DESCRIPTION

Windfield Real Estate is pleased to present the exclusive offering of Kansas City North Storage, a stabilized and well-located self-storage facility in the rapidly expanding Kansas City North Airport submarket of Platte County, Missouri. Strategically positioned along the busy I-435 corridor, the property benefits from excellent visibility with frontage on three sides and sits just 3.3 miles from the new Kansas City International Airport, an area experiencing significant industrial and commercial development.

The facility comprises 228 non-climate-controlled units totaling 65,100 rentable square feet. Unit mix includes 36 oversized contractor-friendly units (13.5' x 50') and a range of traditional unit sizes (10'x10', 10'x13.5', 10'x20', 10'x25') along with 8.5'x20' uncovered parking spaces.

The property is fully fenced and gated with 24-hour video surveillance and remote access, providing secure storage options for tenants.

With an average annual weekday traffic count of 21,255 vehicles (2024) and strong surrounding development activity, Kansas City North Storage is well positioned for continued rent growth and long-term value appreciation. Agent has ownership % in property.

Rick Quackenbush

Agent
816.612.5191
O: 816.612.5191
Rick@windfieldrealestate.com



**WINDFIELD
REAL ESTATE**
DEVELOPMENT • SALES • LEASING

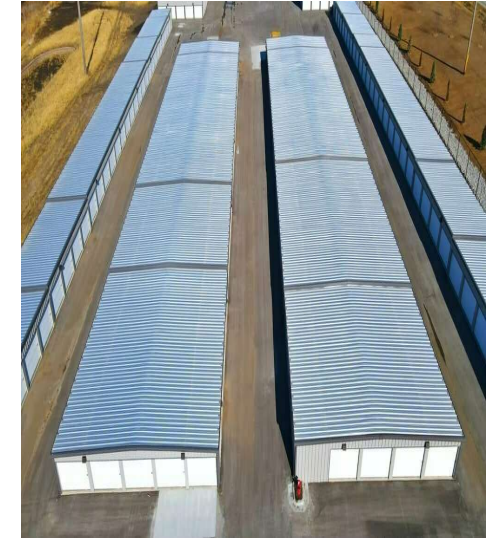
THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY AND COMPREHENSIVENESS OF THE INFORMATION PROVIDED. IT IS ADVISABLE TO CONTACT LOCAL GOVERNMENT AGENCIES TO CONFIRM ZONING CLASSIFICATIONS, AND WE DO NOT ASSUME ANY RESPONSIBILITY.

windfieldrealestate.com

KANSAS CITY NORTH STORAGE

7557 NORTHWEST COOKINGHAM DR, KANSAS CITY, MO 64163

SELF STORAGE
PROPERTY FOR SALE



Rick Quackenbush
Agent
816.612.5191
O: 816.612.5191
Rick@windfieldrealestate.com



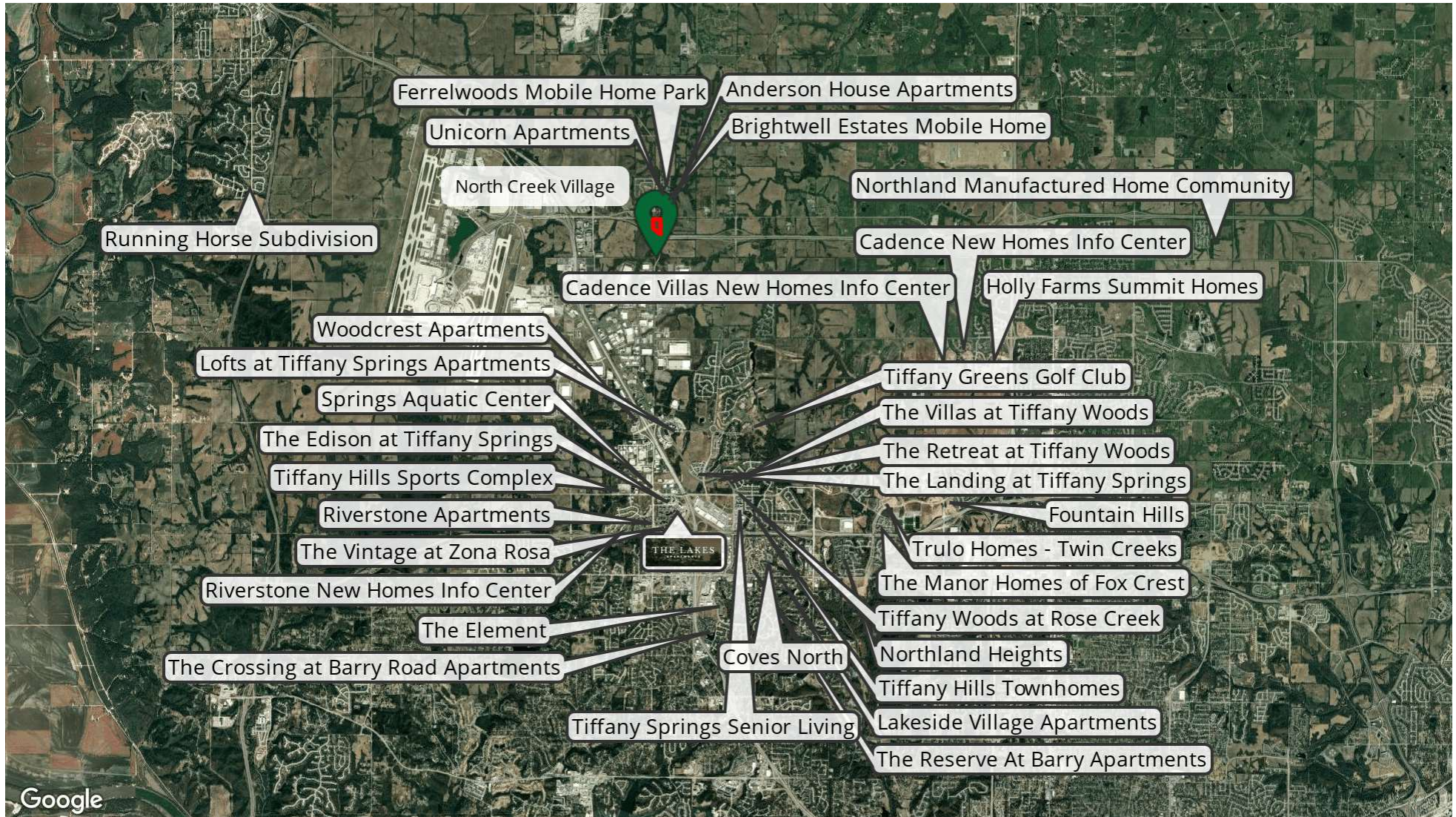
THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY AND COMPREHENSIVENESS OF THE INFORMATION PROVIDED. IT IS ADVISABLE TO CONTACT LOCAL GOVERNMENT AGENCIES TO CONFIRM ZONING CLASSIFICATIONS, AND WE DO NOT ASSUME ANY RESPONSIBILITY.

windfieldrealestate.com

KANSAS CITY NORTH STORAGE

7557 NORTHWEST COOKINGHAM DR, KANSAS CITY, MO 64163

LOCATION MAP
NEIGHBORHOODS AND
APARTMENTS



Rick Quackenbush
Agent
816.612.5191
O: 816.612.5191
Rick@windfieldrealestate.com



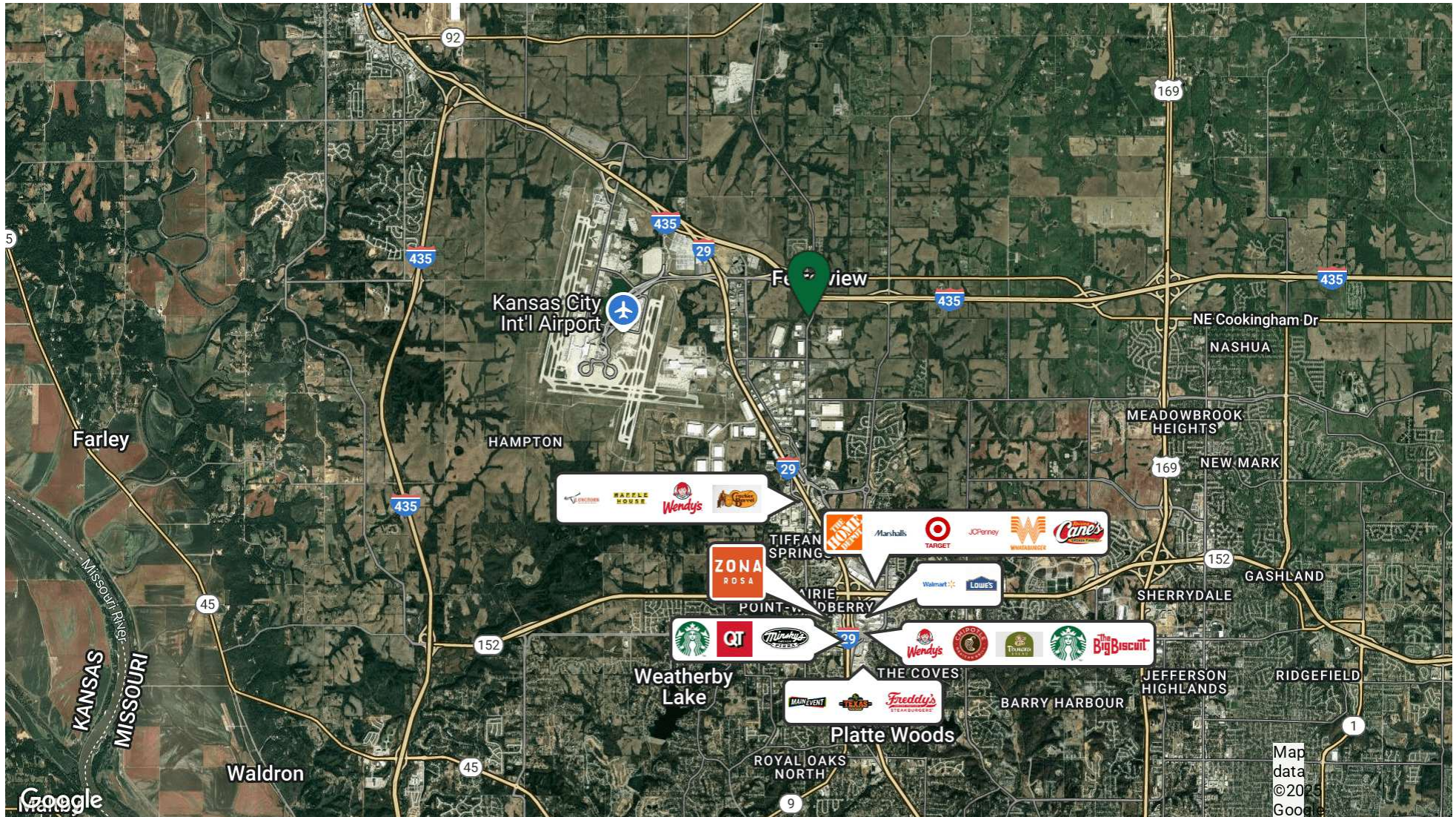
THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY AND COMPREHENSIVENESS OF THE INFORMATION PROVIDED. IT IS ADVISABLE TO CONTACT LOCAL GOVERNMENT AGENCIES TO CONFIRM ZONING CLASSIFICATIONS, AND WE DO NOT ASSUME ANY RESPONSIBILITY.

windfieldrealestate.com

KANSAS CITY NORTH STORAGE

RETAILER MAP

7557 NORTHWEST COOKINGHAM DR, KANSAS CITY, MO 64163



Rick Quackenbush
Agent
816.612.5191
O: 816.612.5191
Rick@windfieldrealestate.com

WINDFIELD REAL ESTATE
DEVELOPMENT • SALES • LEASING

THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY AND COMPREHENSIVENESS OF THE INFORMATION PROVIDED. IT IS ADVISABLE TO CONTACT LOCAL GOVERNMENT AGENCIES TO CONFIRM ZONING CLASSIFICATIONS, AND WE DO NOT ASSUME ANY RESPONSIBILITY.

windfieldrealestate.com

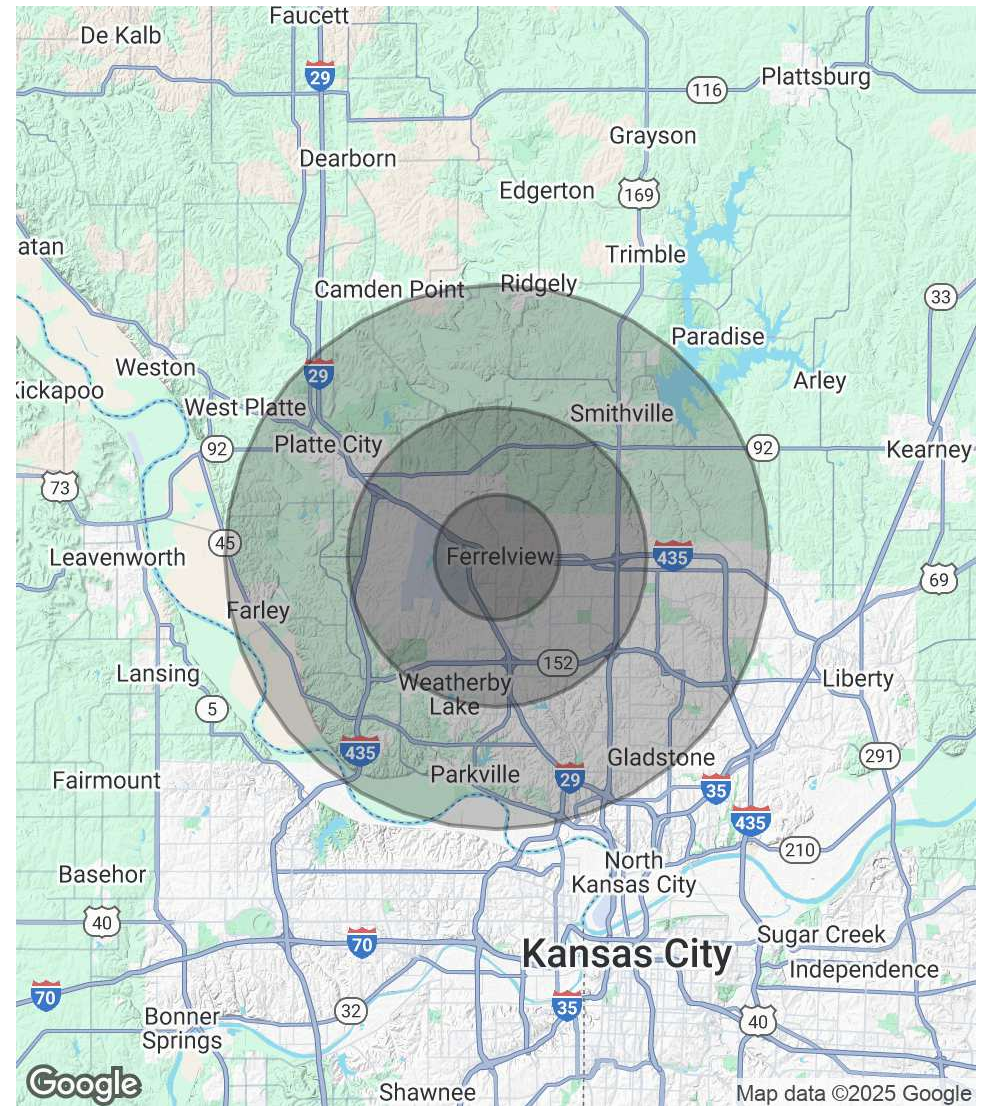
KANSAS CITY NORTH STORAGE

DEMOGRAPHICS

7557 NORTHWEST COOKINGHAM DR, KANSAS CITY, MO 64163

POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	2,699	51,369	203,038
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	1,188	20,777	80,911
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$117,286	\$111,796	\$112,534
Average House Value	\$400,200	\$363,059	\$362,627

Demographics data derived from AlphaMap



Rick Quackenbush

Agent
 816.612.5191
 O: 816.612.5191
 Rick@windfieldrealestate.com



THE INFORMATION PRESENTED HERE IS INTENDED SOLELY FOR REFERENCE PURPOSES FOR PROSPECTIVE PARTIES. ANY POTENTIAL BUYER SHOULD INDEPENDENTLY VERIFY ALL PROPERTY INFORMATION WITHOUT RELYING ON THE PROPERTY OWNER OR THEIR REPRESENTATIVES. OWNER AND WINDFIELD REAL ESTATE, LLC DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE ACCURACY AND COMPREHENSIVENESS OF THE INFORMATION PROVIDED. IT IS ADVISABLE TO CONTACT LOCAL GOVERNMENT AGENCIES TO CONFIRM ZONING CLASSIFICATIONS, AND WE DO NOT ASSUME ANY RESPONSIBILITY.

windfieldrealestate.com

KANSAS CITY NORTH STORAGE

7557 NORTHWEST COOKINGHAM DR, KANSAS CITY, MO 64163

SELF STORAGE RENT ANALYSIS

8/29/2025 12:38 PM

Gross Potential Rent Analysis

Property = Kansas City North Storage

As Of = 08/28/2025

Unit Type	Unit SF	Dimensions	Rent Rate	Gross Potential	Total Units	Total Area	Potential Annual	Monthly/SF	Yearly/SF
Kansas City North Storage									
10' x 10' Fully Enclosed	100.0	10X10	\$115.00	\$1,380.00	12.00	1,200.00	\$16,560.00	\$0.87	\$13.80
10' x 13.5' Fully Enclosed	135.0	10X14	\$125.00	\$1,250.00	10.00	1,350.00	\$15,000.00	\$1.08	\$11.11
8.5' x 20' Uncovered Parking	170.0	9X20	\$105.00	\$525.00	5.00	850.00	\$6,300.00	\$1.62	\$7.41
10' x 20' Fully Enclosed	200.0	10X20	\$135.00	\$7,155.00	53.00	10,600.00	\$85,860.00	\$1.48	\$8.10
10' x 20' Fully Enclosed Premium	200.0	10X20	\$160.00	\$3,680.00	23.00	4,600.00	\$44,160.00	\$1.25	\$9.60
20' x 10' Fully Enclosed	200.0	20X10	\$135.00	\$135.00	1.00	200.00	\$1,620.00	\$1.48	\$8.10
10' x 25' Fully Enclosed	250.0	10X25	\$145.00	\$12,760.00	88.00	22,000.00	\$153,120.00	\$1.72	\$6.96
13.5' x 50' Fully Enclosed	675.0	14X50	\$465.00	\$16,740.00	36.00	24,300.00	\$200,880.00	\$1.45	\$8.27
Total for - Kansas City North Storage				\$43,625.00	228.00	65,100.00	\$523,500.00	\$1.49	\$8.04

ASSUMPTIONS

- Does not account for fees
- Does not account for tenant protection plan penetration
- Does not account for future rate increases, rates listed are current rates slightly below competitors in the marketplace
- Does not account for retail sales

Rick Quackenbush

Agent
816.612.5191
O: 816.612.5191
Rick@windfieldrealestate.com



KANSAS CITY NORTH STORAGE

7557 NORTHWEST COOKINGHAM DR, KANSAS CITY, MO 64163

SELF STORAGE
PROPERTY HIGHLIGHTS

PRIME LOCATION

- Many new apartment and single family communities in 5 mile radius
- 3.5 miles from Hunt Midwest 3300 acre logistics park
- 3.3 miles from the new Kansas City International Airport
- 2.1 miles from Centerline North Beach Volleyball Club project
- 1.2 miles from the KCI Expo Center
- 1.1 miles from the Ambassador Building and surrounding 57 acre Chaves Development
- Direct frontage along I-435 in the Kansas City North Airport submarket
- Excellent visibility with frontage on three sides
- Average Annual Weekday Traffic (AAWDT 2024): 21,255 vehicles

STRONG MARKET FUNDAMENTALS

- Platte County population growth supporting long-term storage demand
- Rapid residential, multi-family, industrial and commercial growth surrounding the airport corridor
- Sustained demand from contractors, logistics users, and area residents
- Secure & Modern Operations
- Fully fenced and gated facility
- 24-hour remote access with video surveillance
- High Traffic Exposure

FACILITY SIZE & COMPOSITION

- 228 non-climate-controlled units
- 65,100 rentable SF
- Unit mix includes:
 - 36 - (13.5' x 50') oversized contractor units
 - 12 - (10'x10') enclosed
 - 10 - (10'x13.5') enclosed
 - 77 - (10'x20') enclosed
 - 88 - (10'x25') enclosed
 - 5 - (8.5'x20') uncovered parking spaces

INVESTMENT PROFILE

- Stable in-place income with diversified tenant base
- Positioned for rent growth, retail sales, tenant protection and value appreciation
- Multiple avenues for expansion
- The site layout and surrounding growth corridor provide a clear opportunity to expand rentable square footage and further capture unmet storage or flex space demand.
- Ask us about site layout designs that have been conceptualized on nearby acreage with frontage and on existing acreage for parking, flex & climate controlled space.

Rick Quackenbush

Agent
816.612.5191
O: 816.612.5191
Rick@windfieldrealestate.com

