

450 DICKINSON LANE

KANSAS CITY, MO 64119

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

INDUSTRIAL PROPERTY FOR
SALE



PROPERTY DESCRIPTION

Situated on approximately 1.53 AC (+/-), 450 Dickinson Lane features two buildings totaling 6,530 SF (+/-) across a unique, dual-zoned layout. Parcel 1 is zoned Commercial and features a highly efficient industrial facility equipped with generous clear spans, upgraded mechanicals, and streamlined dock and drive-in access. Parcel 2 is a vacant residential tract, providing exceptional flexibility for outdoor storage, a privacy buffer, or future expansion. Complete with ample parking and a low-maintenance exterior, this versatile property is ideal for users seeking a highly adaptable commercial footprint.

PROPERTY HIGHLIGHTS

- 1.53 AC (+/-) split into a Commercial parcel and a vacant Residential parcel—perfect for yard storage, buffering, or expansion.
- 6,530 SF (+/-) of highly adaptable industrial space featuring generous clear spans and upgraded mechanicals.
- Equipped with essential dock and drive-in access, plus ample parking for staff and fleets.
- Minutes from I-435, I-35, and MO-152, and just 20 minutes from Kansas City International Airport (MCI)

OFFERING SUMMARY

Building Size:	6,530 SF (+/-)
Lot Size:	1.53 AC (+/-)

Andrew Danner

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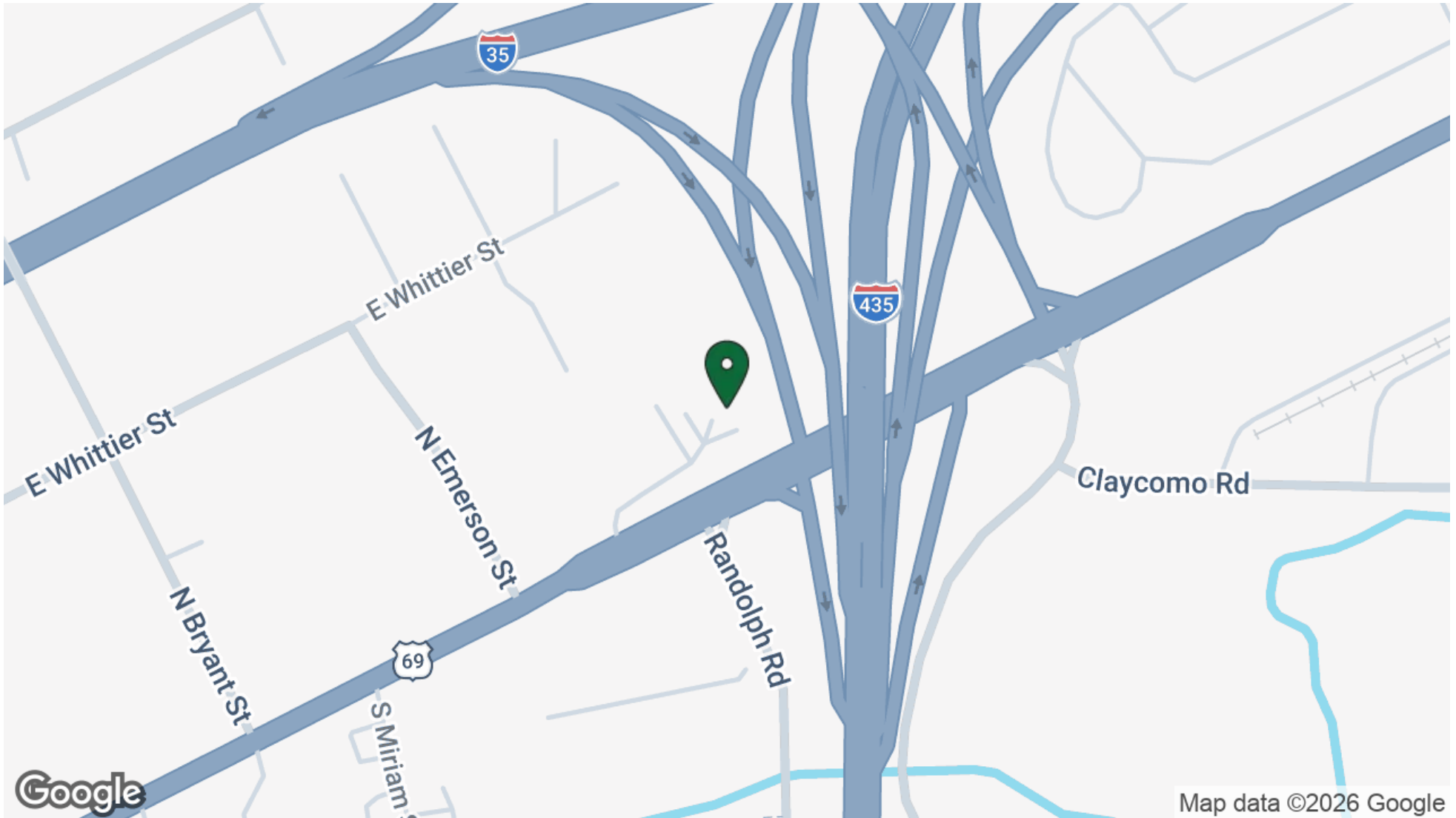
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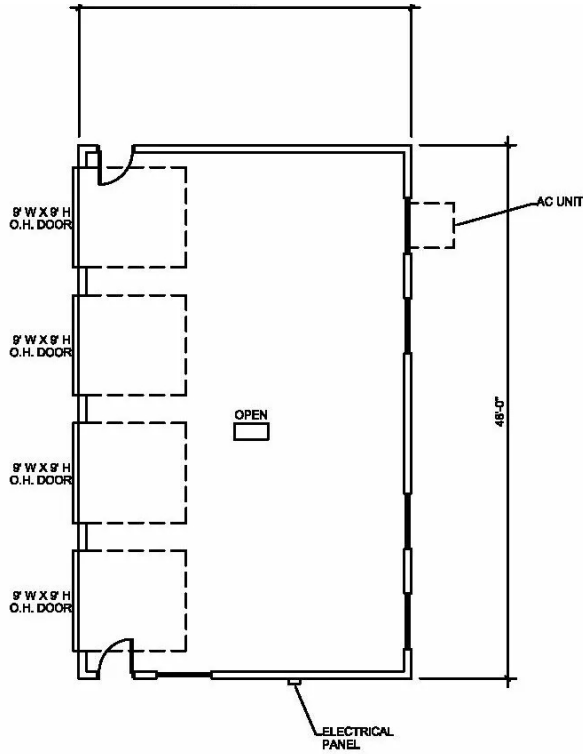
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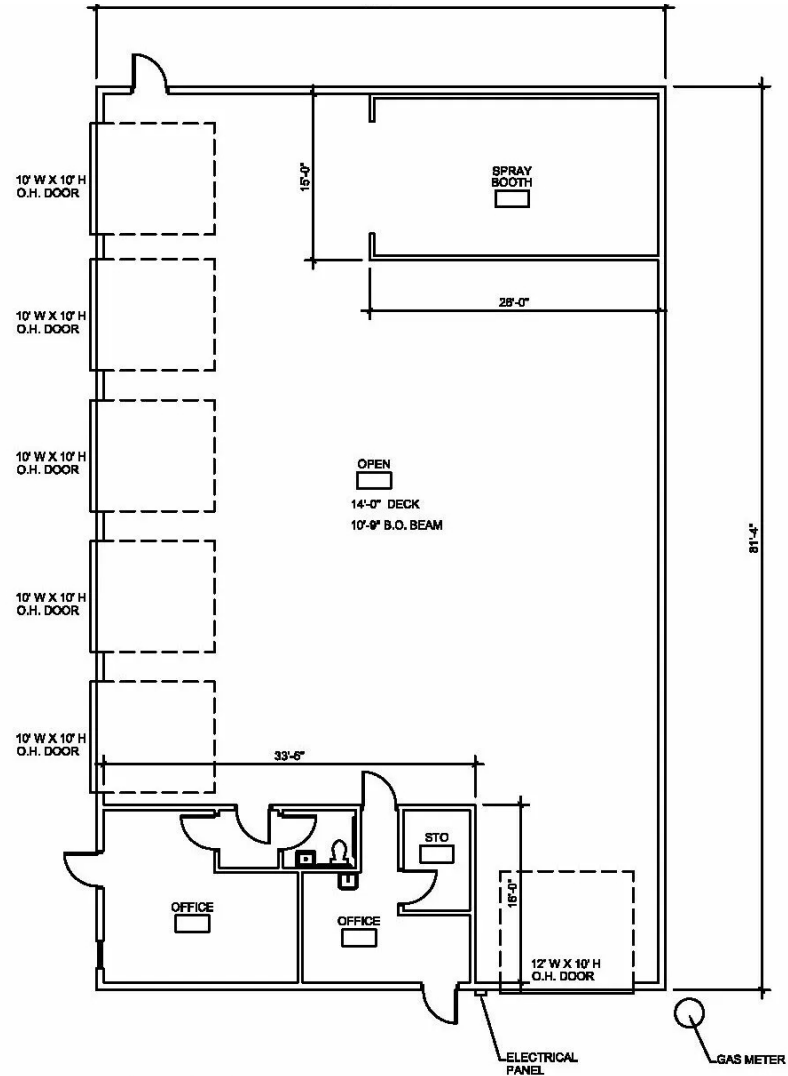
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FLOOR PLAN



BUILDING: 1,440 SF



BUILDING: 4,175 SF

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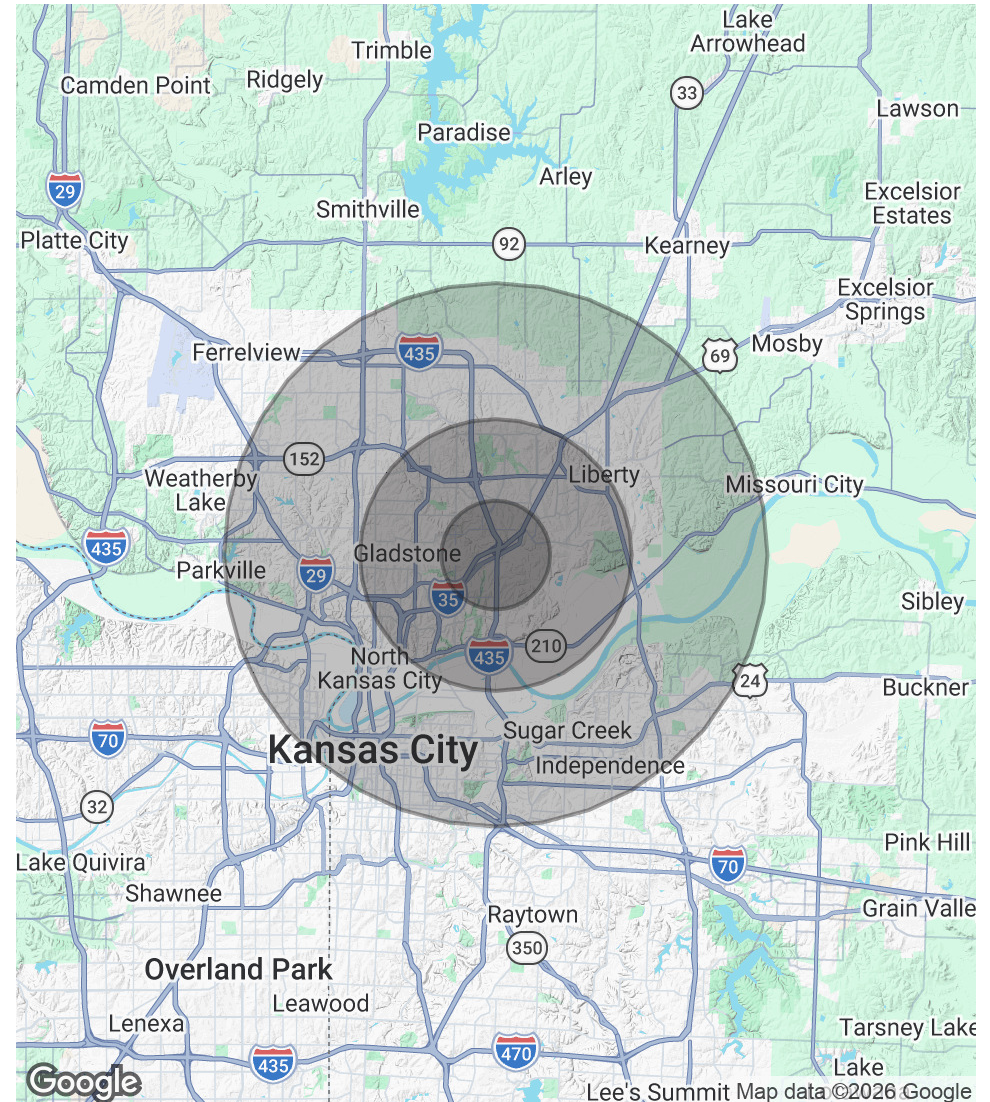
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	22,272	125,979	444,189
Average Age	37.2	38.2	36.8
Average Age (Male)	36.4	37.0	36.2
Average Age (Female)	38.9	39.7	37.6

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	8,363	50,707	182,030
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$100,514	\$97,510	\$90,045
Average House Value	\$230,431	\$251,497	\$238,715

2023 American Community Survey (ACS)



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