



For Sale Or Lease

1400 EAST 2ND STREET

Kansas City, MO 64106

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BLOCK
REAL ESTATE SERVICES, LLC



PROPERTY HIGHLIGHTS

- 16,990± SF Building
- 1.35± AC Lot
- 3 Docks, 1 Drive-In
- Zoned M1-5
- New Roof Installed in 2024
- New Lighting Throughout
- Minutes from Berkley Riverfront Redevelopment
- Adjacent to I-29 with Easy Access to I-35 and I-70

OFFERING SUMMARY

Sale Price:	\$1,440,000
Lease Rate:	\$6.25/SF (Gross)
Available SF:	16,990 SF
Lot Size:	1.35 Acres
Building Size:	16,990 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,436	91,164	290,199
Total Population	11,108	198,366	678,222
Average HH Income	\$64,819	\$69,931	\$87,645

BUILDING SPECIFICATIONS

Address:	1400 East 2nd Street, Kansas City, MO 64106
Building Size:	16,990± SF Above grade: 12,490± SF (10,000± SF main floor + 1,300± SF upper office + additional main floor space) Below grade (basement): 4,500± SF
Lot Size:	1.35± AC (58,806± SF)
Cold Storage:	1,500± SF, functional condition
Storage Yard:	±5,000 SF fenced, secured outdoor yard
Year Built:	1954
HVAC:	Office - heated and cooled Warehouse - heated only
Construction Type:	Masonry
Clear Height:	8'-13'
Loading:	Dock-High Loading Doors: 3 2: 6'x7' 1: 8'x7' Drive-In Loading Doors: 1 8'x9'
Floor Drains:	Present throughout
Flood Zone:	Located in FEMA Flood Zone X (minimal flood risk)
Permit Uses:	Animal services, building maintenance services, business equipment sales and service, business support services, communications service establishments, office uses, repair or laundry services, retail sales, manufacturing/production/industrial service, warehousing, wholesaling, storage, and freight movement.
Parcel Number:	12-730-07-11-00-0-00-000
Legal Description:	NORTHUP'S C M FIRST ADD RES LOTS 6-10 & LOTS 40-46 (EX PT IN STS) & VAC ALLEY & LOTS 11- 12 & LOTS 15 & 16 & VAC 2ND ST ADJ TO SD LOTS

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Roofing:	TPO, installed in 2024, 10 year warranty at installation
Electric Service:	Three (3) 480V Panels
Zoning:	M1-5
Lease Type:	Gross



ADDITIONAL PHOTOS

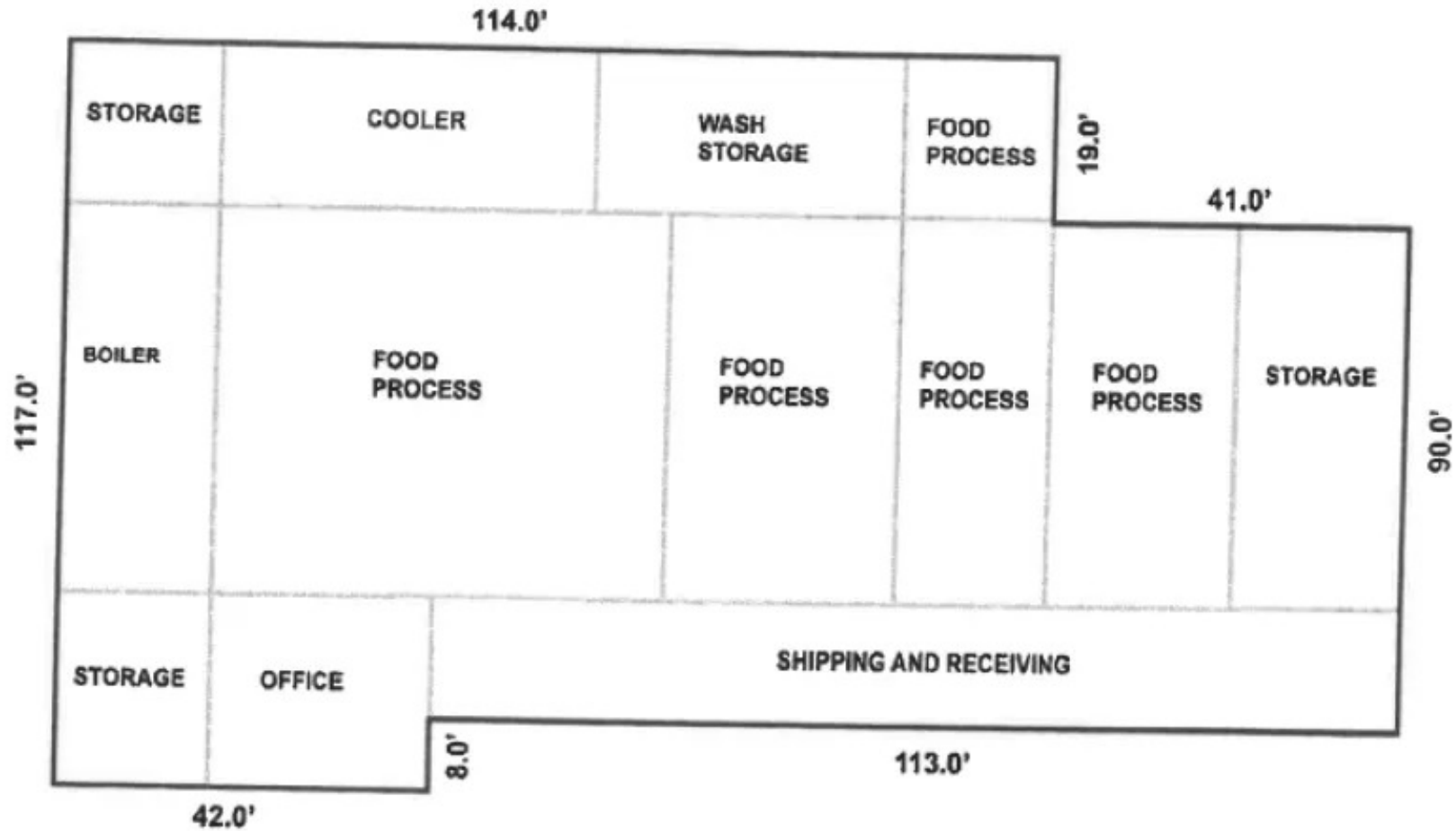


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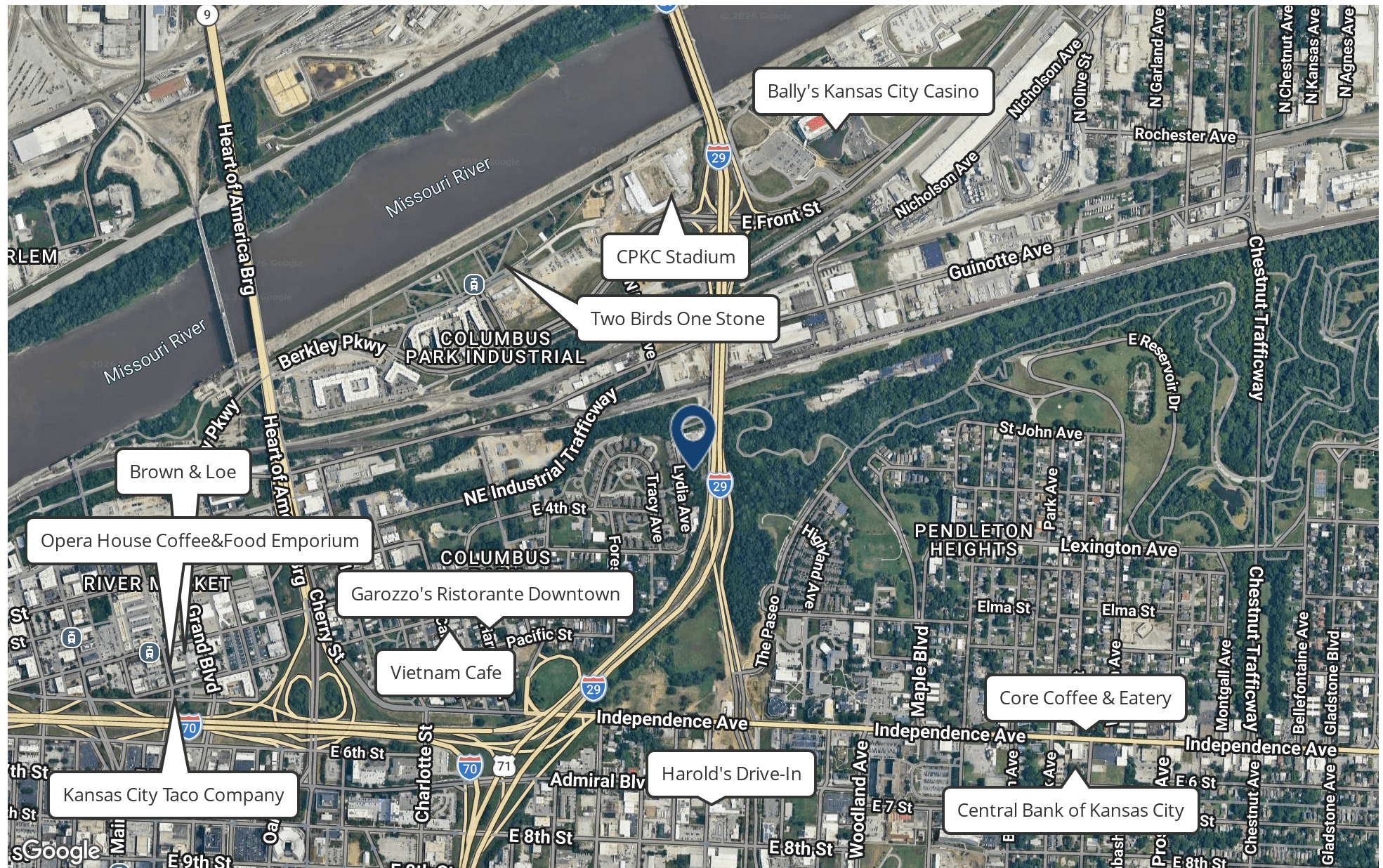
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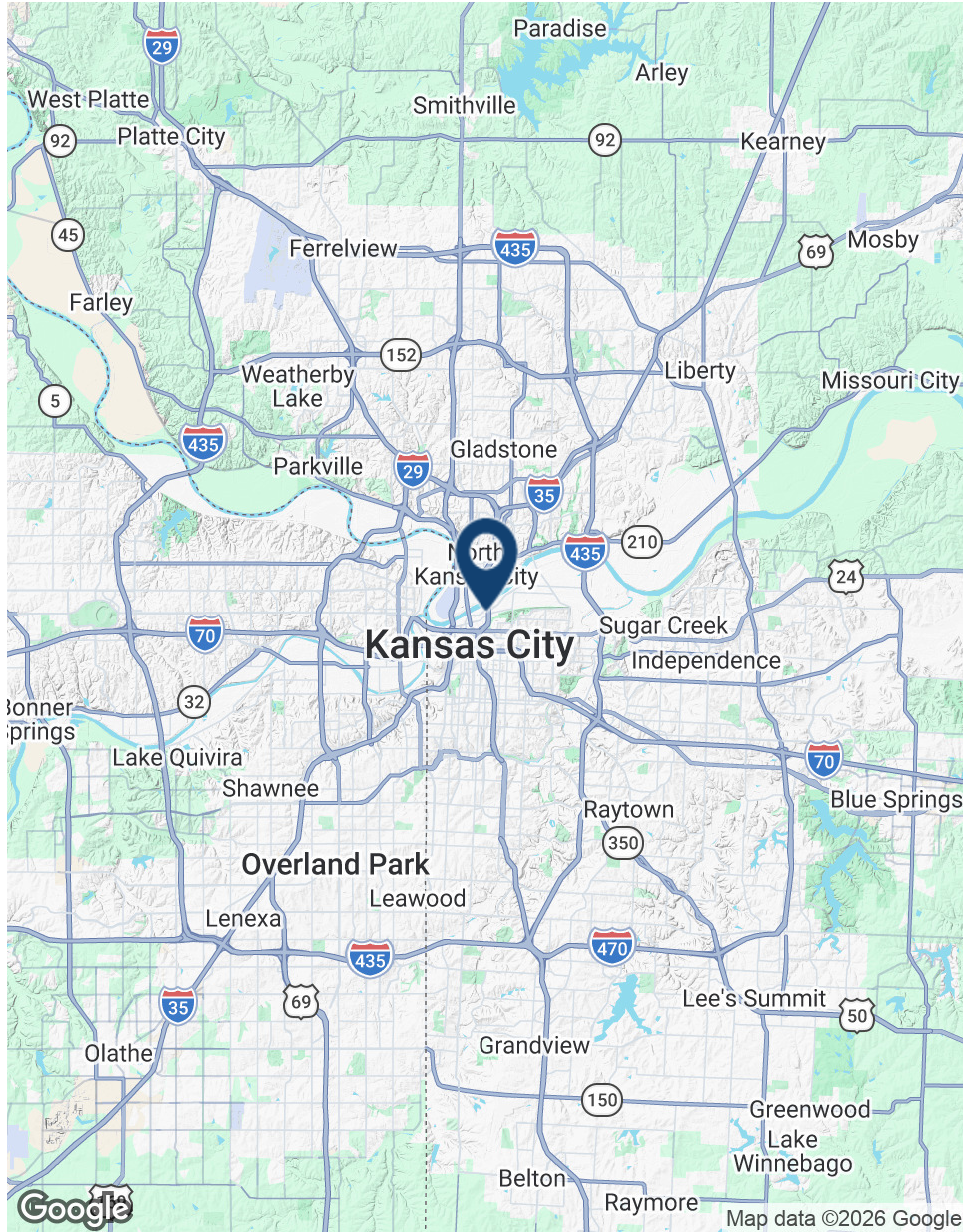
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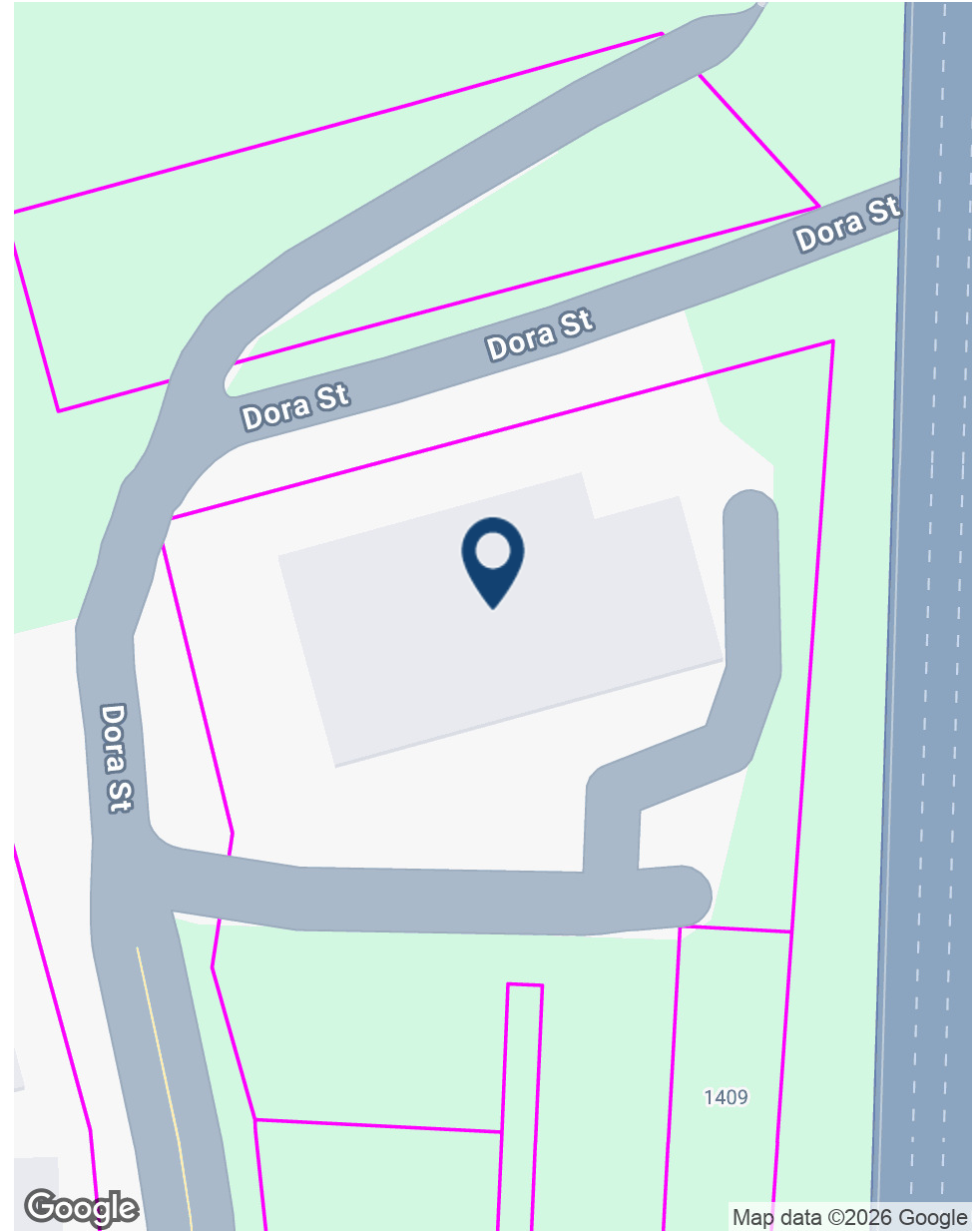
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LOCATION MAP



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