

KARBANK

REAL ESTATE COMPANY

INDUSTRIAL | OFFICE | COMMERCIAL
BROKERAGE & DEVELOPMENT
ESTABLISHED 1950

40,057 SF
FOR LEASE



1245 OZARK STREET NORTH KANSAS CITY, MISSOURI OFFICE AND WAREHOUSE BUILDING

FEATURES

- 948 SF office area
- 12 dock-high loading doors
- 1 drive-in loading door
- 22' clear ceiling height
- No earnings tax
- Lease Rate: \$4.95/SF NNN
- Insurance: \$0.21/SF
- Taxes: \$1.22/SF
- Available 12/1/2026

For more information
please contact

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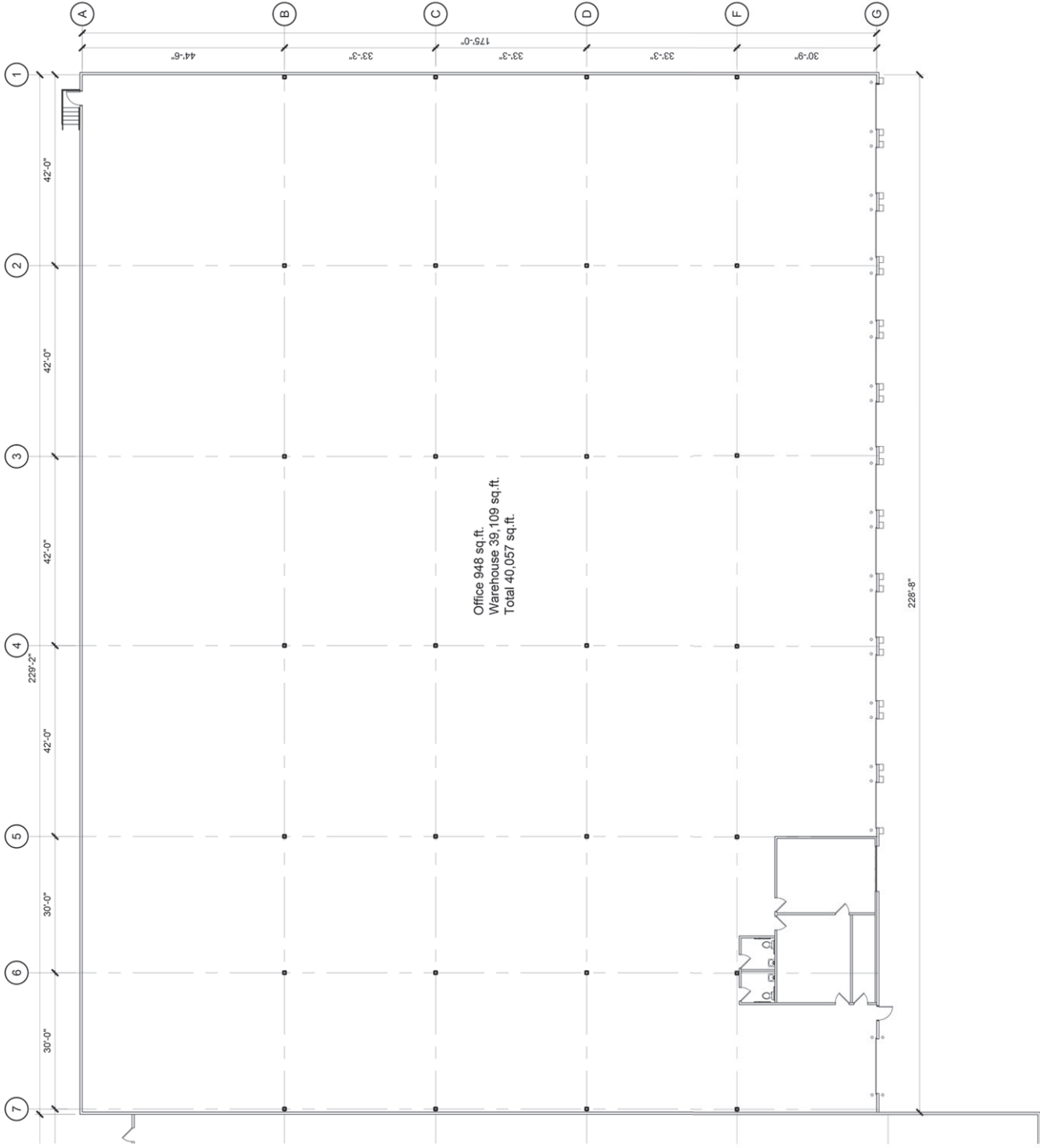
THE BARNEY BUILDING
2000 SHAWNEE MISSION PARKWAY
SUITE 400
MISSION WOODS, KS 66205

816.221.4488
816.221.4494

KARBANK.COM

Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal without notice.

CORFAC
International



DATE
4-10-2026

TOTAL SF
40,057 SF

TOTAL OFFICE SF
948 SF

ADDRESS **1245 Ozark Street
North Kansas City, MO**

PLAN TYPE
Floor Plan



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