



Office Building for Sale

**3200 MANCHESTER TRAFFICWAY
KANSAS CITY, MISSOURI**

Property Highlights

- 24,500 (±) sf building
- Land area 9 (±) acres
- Zoned M1-5 and LI
- Built in 1975; additional office constructed 1999
- 6 grade level door positions, (these have been enclosed)
- 16' ceiling height (to drop ceiling)
- Located minutes from I-70, I-435 and 40 Highway
- 48,784 cars-per-day on I-70 westbound, 54,342 eastbound
- Wet sprinkler system
- 1200A 3-phase power
- Sale price \$4,250,000

For information, please contact:

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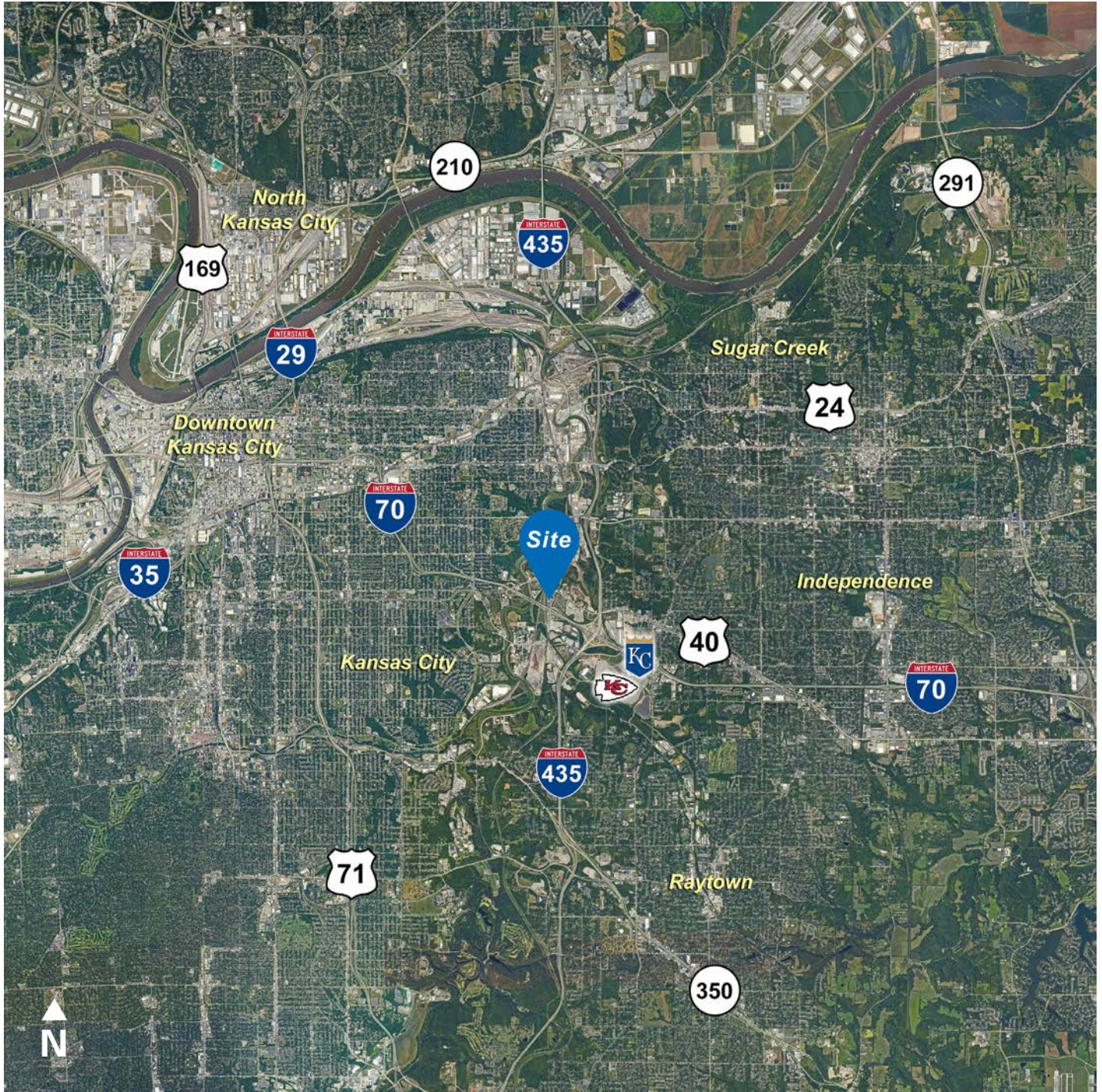
nrmkzimmer.com



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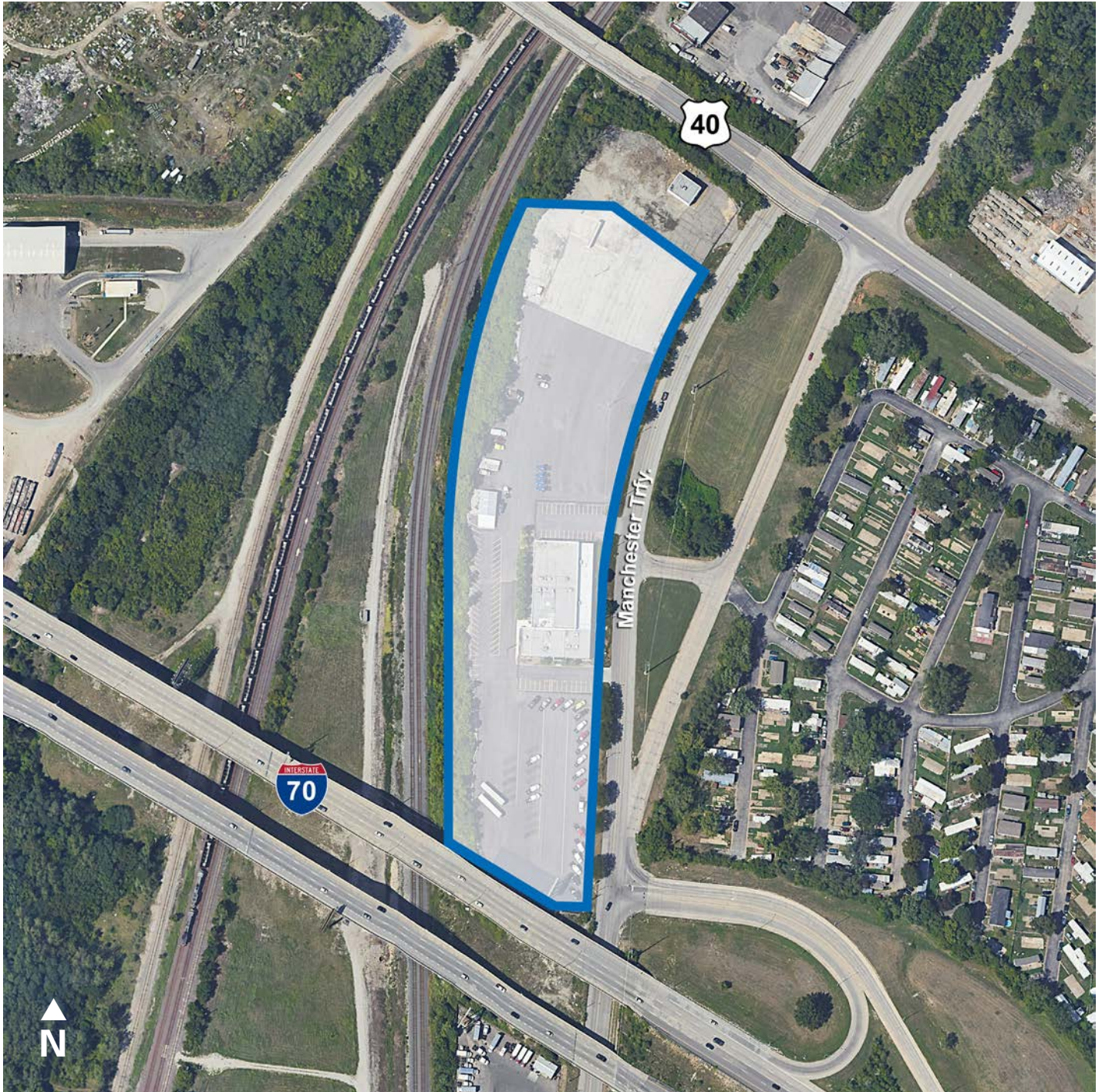
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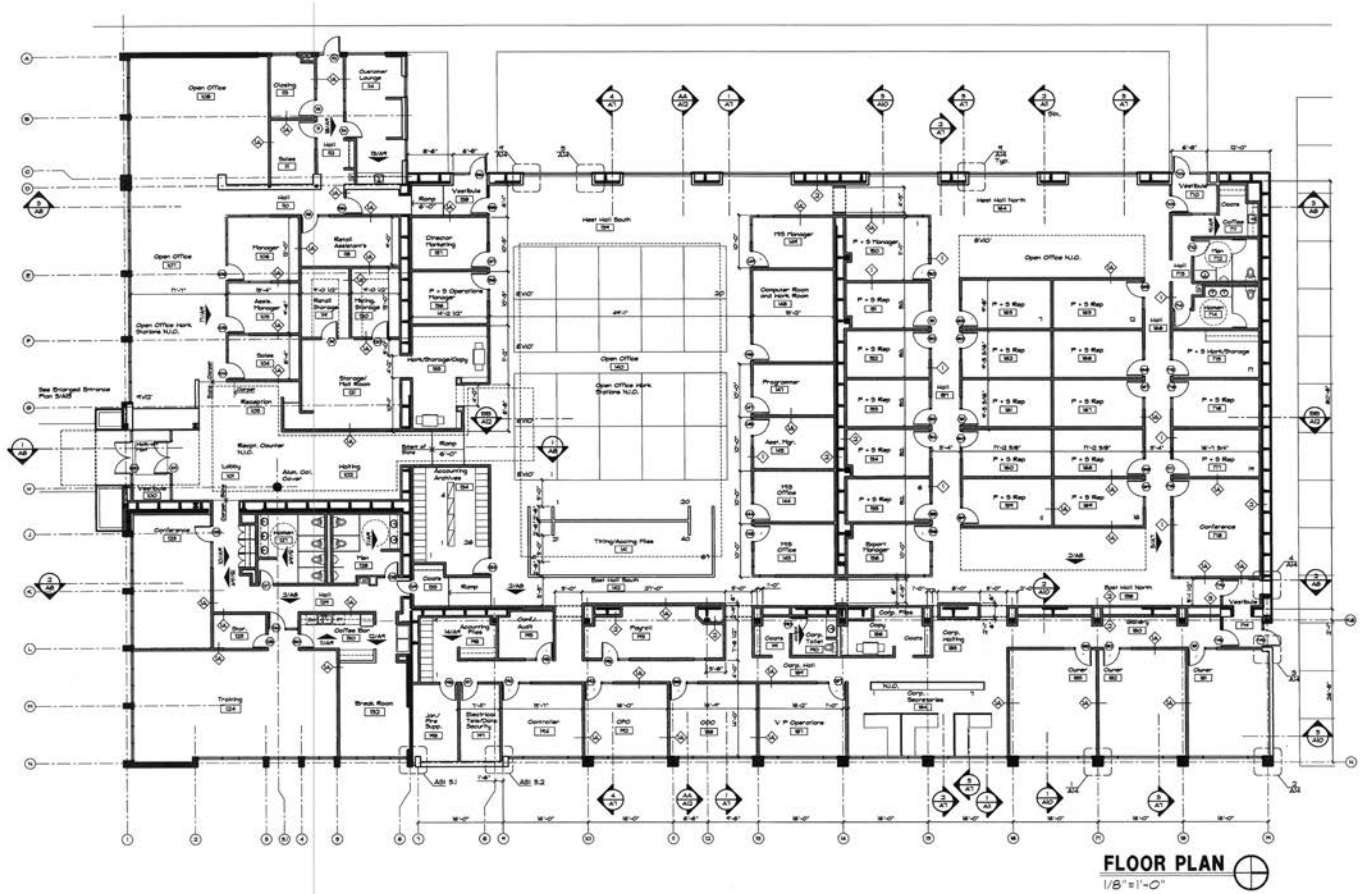
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Floor Plan



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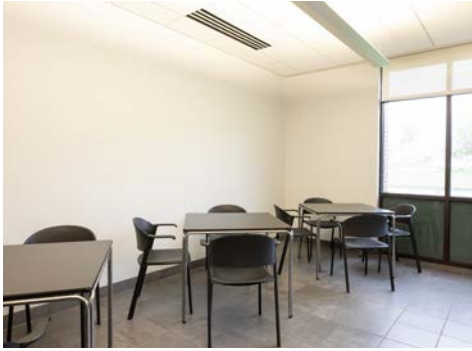
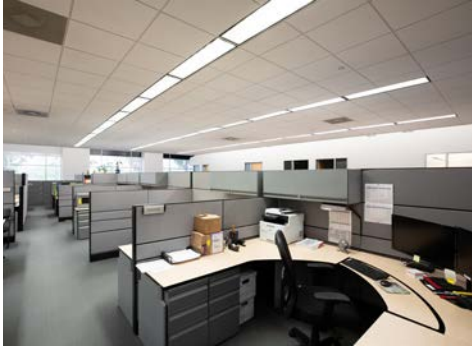
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