

FOR SALE/LEASE

BERKELEY RIVERFRONT 12,000 SF WAREHOUSE/FLEX

501 E 1st Street | Kansas City, MO 64106

PROPERTY HIGHLIGHTS

- ~12,000 SF Flexible industrial building well-suited for warehouse, distribution, manufacturing, showroom, or adaptive reuse
- Tall clear heights with exposed steel beam construction
- 10+ dock-high loading doors plus one drive-in door for efficient shipping and receiving
- Up to 800 amps of power to support a variety of industrial operations
- Excellent connectivity with immediate highway access, KC Streetcar access, ample parking, and a highly walkable location
- Prime Crossroads/River Market fringe location with convenient access to Downtown Kansas City and regional

GORDON SMITH

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M (913) 636-7109

Crossroads Real Estate Group
O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



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AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Population (2024)	5,786	74,643	219,495
Total Households	7,678	45,947	99,046
Average HH Income	\$73,479	\$71,189	\$65,888
Daytime Employment	6,322	130,810	194,737

The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Maps or aerial imagery may be sourced from Google and used in accordance with applicable terms of service for illustrative purposes only.

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