

1011 S 10TH ST

KANSAS CITY, KS 66105



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



HIGHLIGHTS

- 2,450+/- SF Office & Warehouse
- Drive-In Loading
- Shared Fenced Yard
- 700 SF Office
- 1,750 SF Warehouse
- Zoned Heavy Industrial (M-3)
- Close Proximity to I-70, I-35, I-635, & Hwy 32

FOR LEASE

\$1,500/Mo NET

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 POPULATION	4,053	45,196	186,176
2019 AVG HOUSEHOLD INCOME	\$53,750	\$63,719	\$56,469

Connor Sweeney

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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OFFICE/SHOP FLOOR PLAN

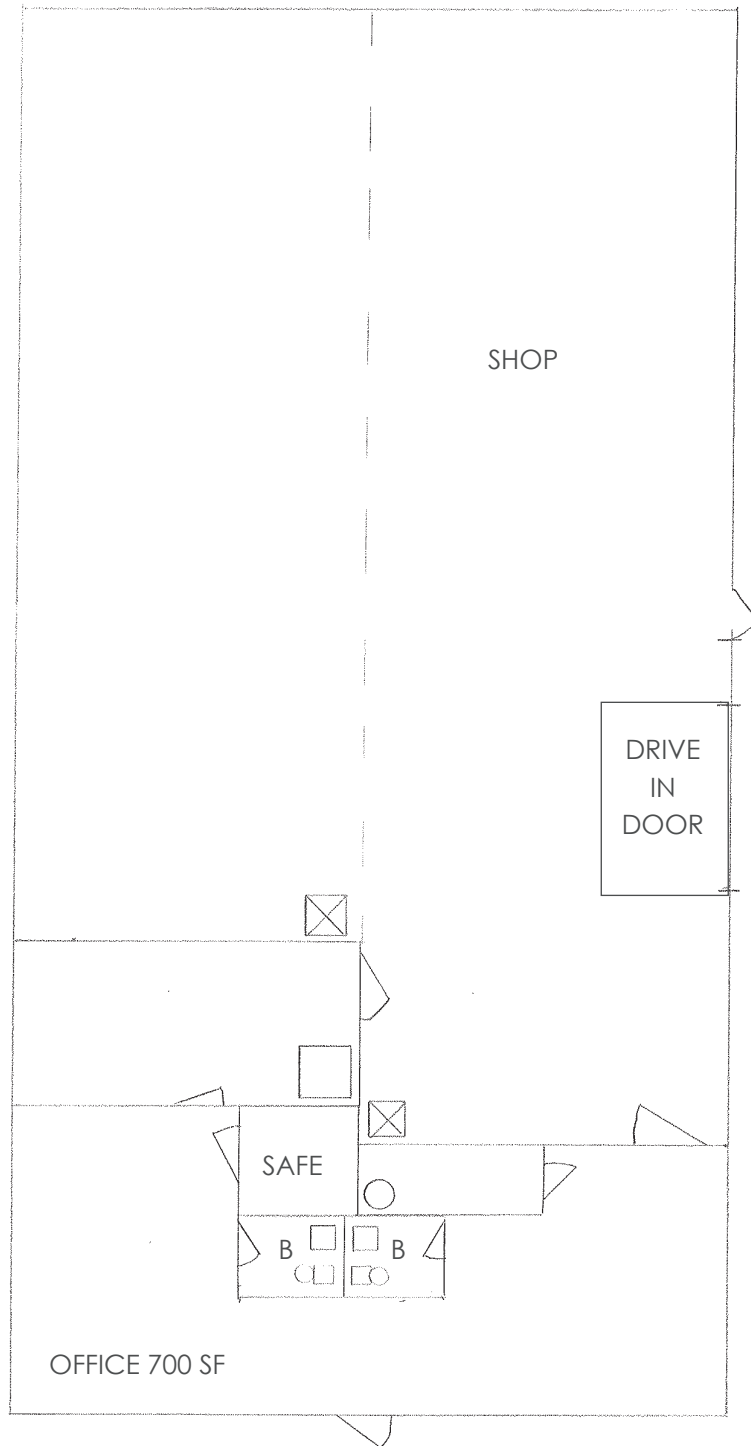
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APARTMENT FLOOR PLAN

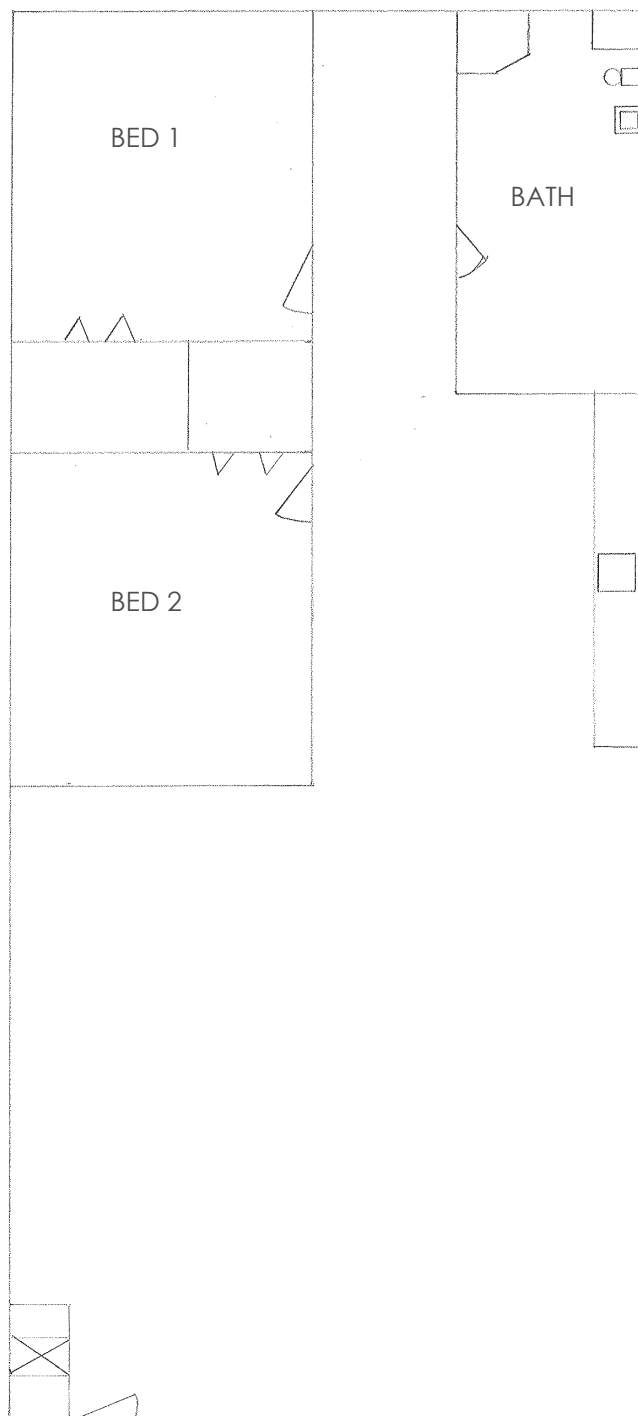
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AERIALS

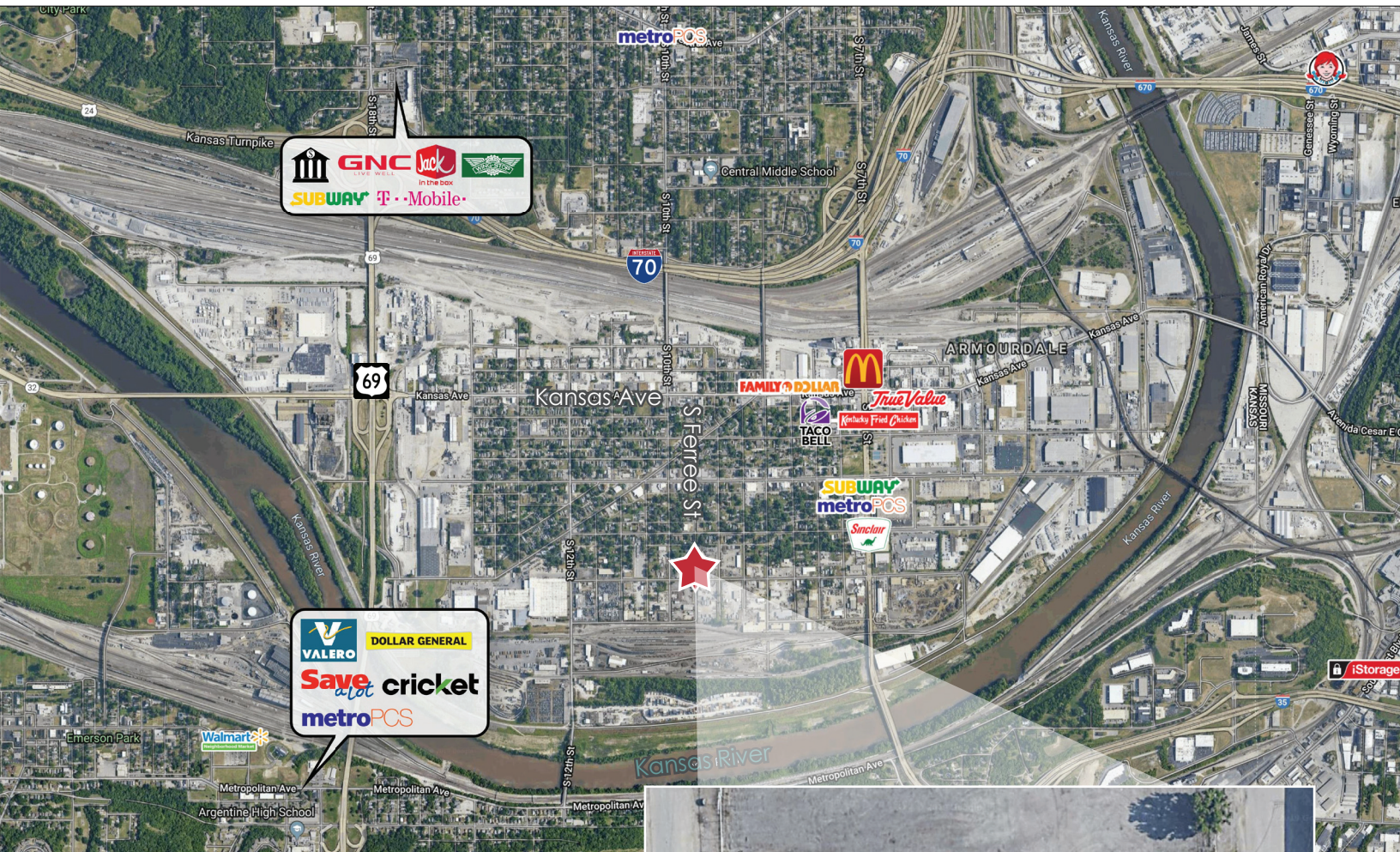
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- **Unit A Available - 2,275 SF**
 - a. Office and Warehouse space

- **Unit C Available - 1,250 SF**
 - a. Residential Space
 - b. 2 Bed, 1 Bath



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