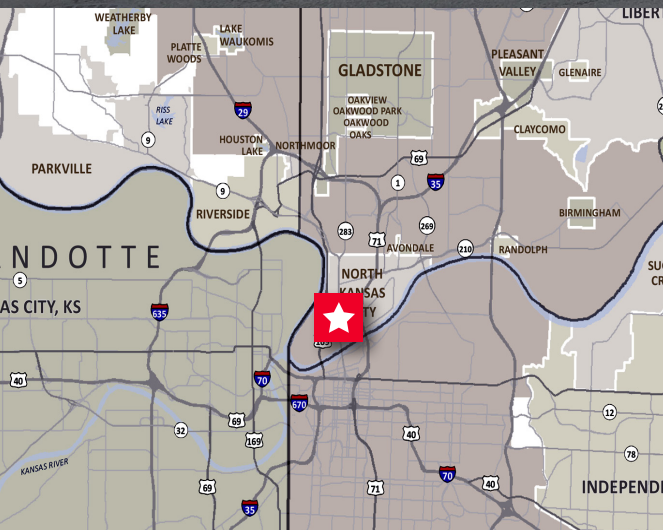




FOR SALE OR LEASE
104 W 10th Avenue
 North Kansas City, MO

NKC PROPERTY NOW FOR SALE!
 LOCATED IN AN OPPORTUNITY ZONE
 ADDITIONAL LAND FOR OUTSIDE STORAGE



34,000 SF Industrial Building
Sale Price: \$1,800,000
Lease Rate: \$5.50 Gross Industrial

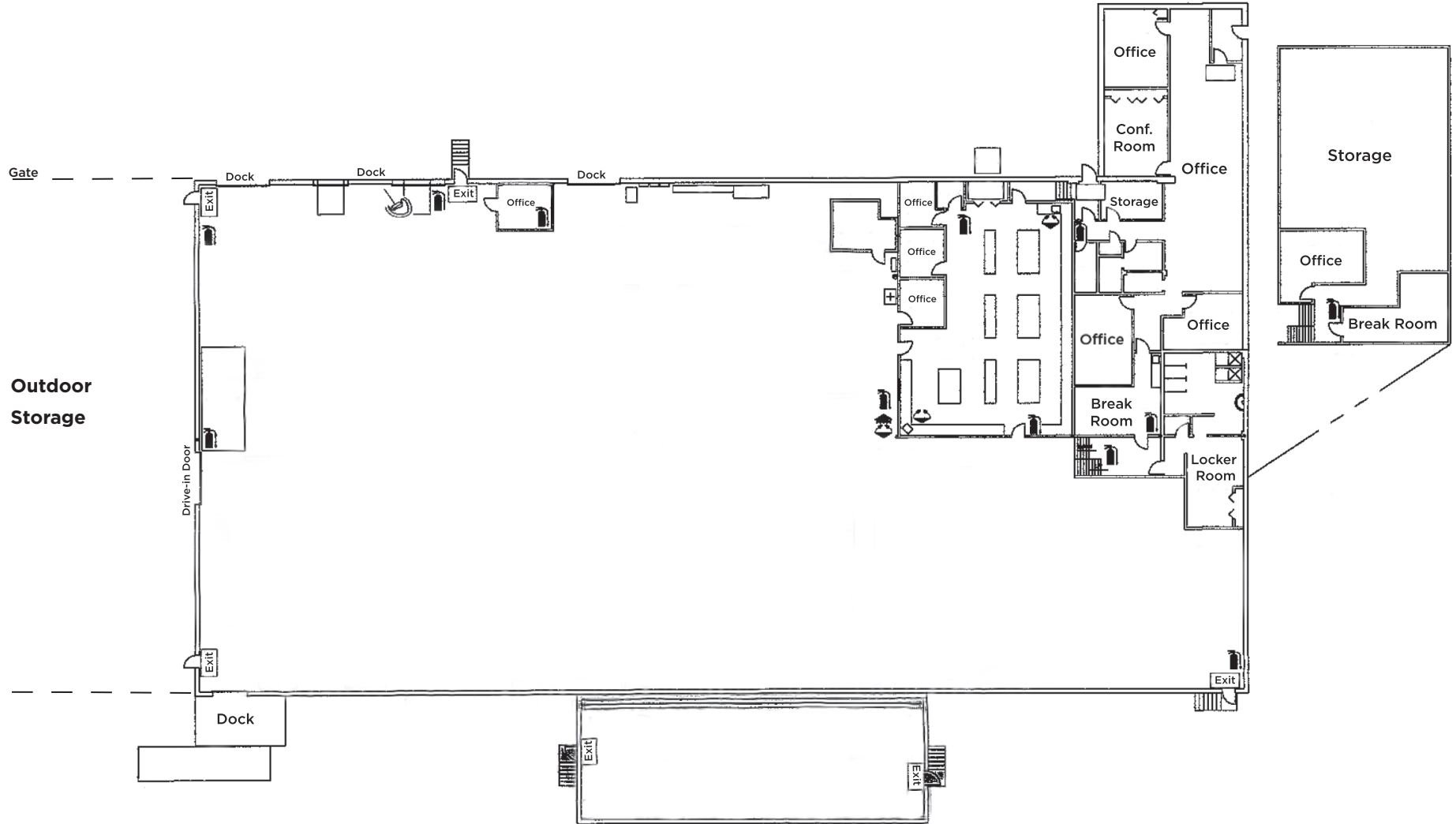
Property Highlights

- 5,000 SF office and lab area
- 4 dock-high doors and 1 drive-in door
- ±.7 acres fenced outside parking/storage lot
- Heavy 480 volt, 3 phase electrical service
- Wet sprinkler system
- New roof on office space
- Central North Kansas City location - No Earnings Tax

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Floor Plan



Photos





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Bird's Eye View



Location Aerial

