

Investment Sale Offering  
**25,600 SF Industrial/  
Production Facility**  
8201 NW 97th Terrace, Kansas City, MO



For more information contact:

**Nathan Anderson, SIOR, CCIM**

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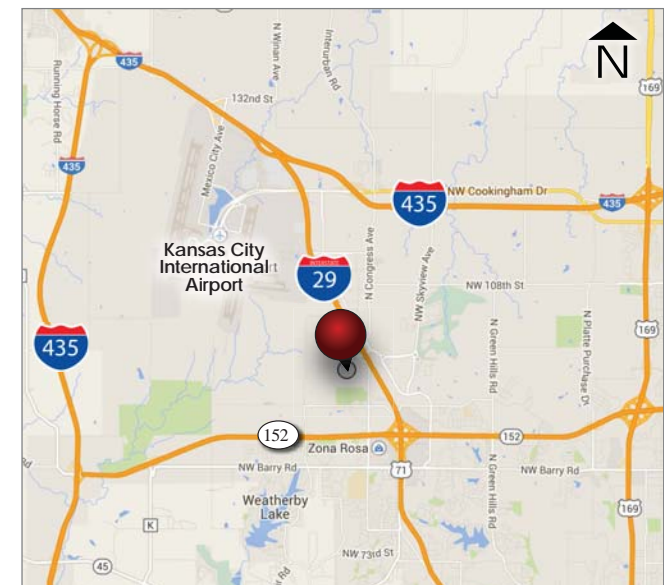
chuck.connealy@waterfordproperty.net

**NAI Heartland**



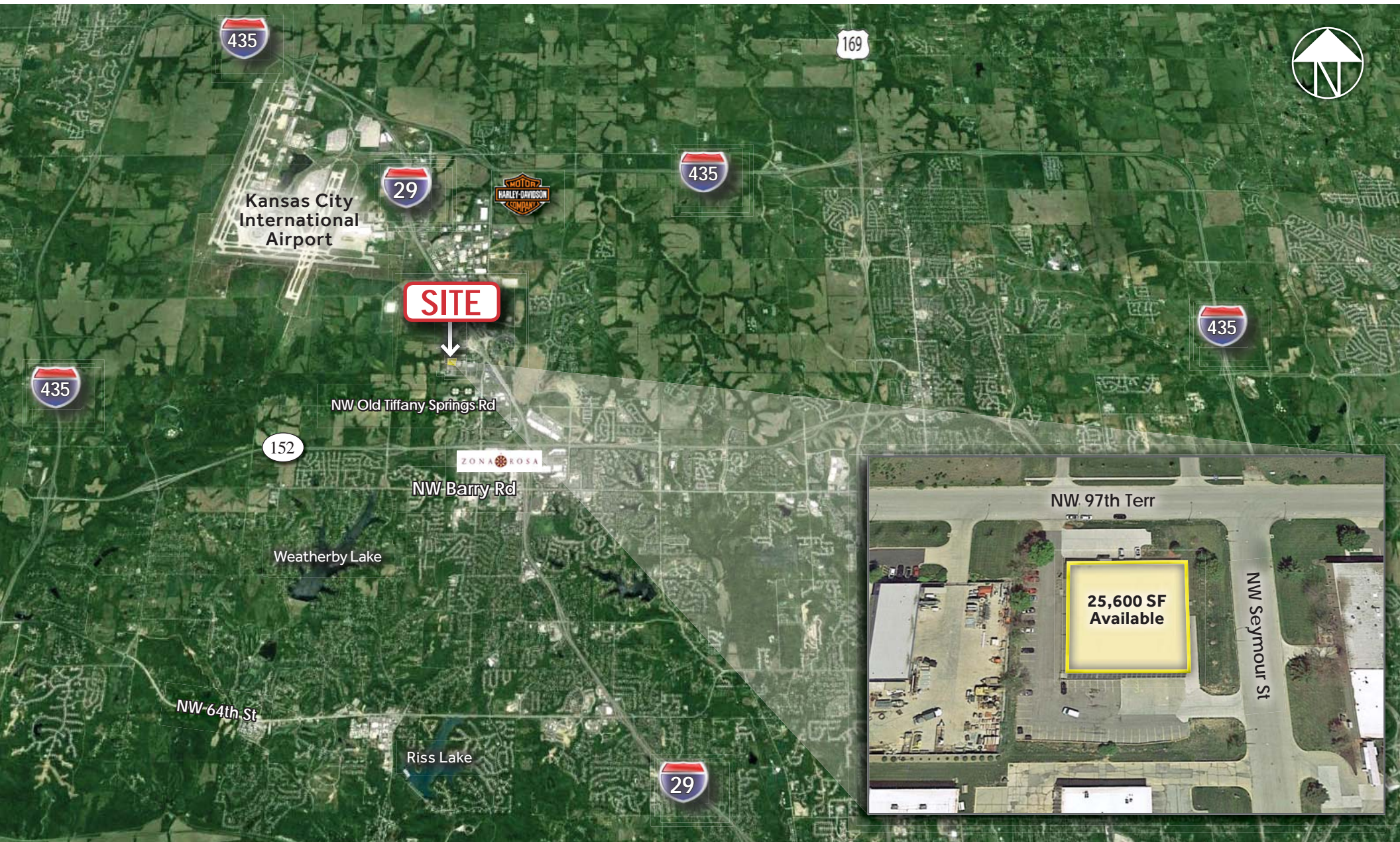
### Property Info

- Building SF: 25,600 SF
- Finished SF: 7,800 SF modern/creative office space
- Land Area: Approx. 1.6 acres
- Loading: Dock-high & drive-in access
- Parking: 76 parking spaces
- Electrical: Heavy 277/480-volt power
- Zoning: M2-3 zoning
- Sale Price: \$1,550,000
- Features: Solar panel energy source  
R20 insulate warehouse walls  
Wet fire sprinkler  
New roof in 2011



# AVAILABLE

Single-Tenant NNN Lease  
8201 NW 97th Terrace, Kansas City, MO



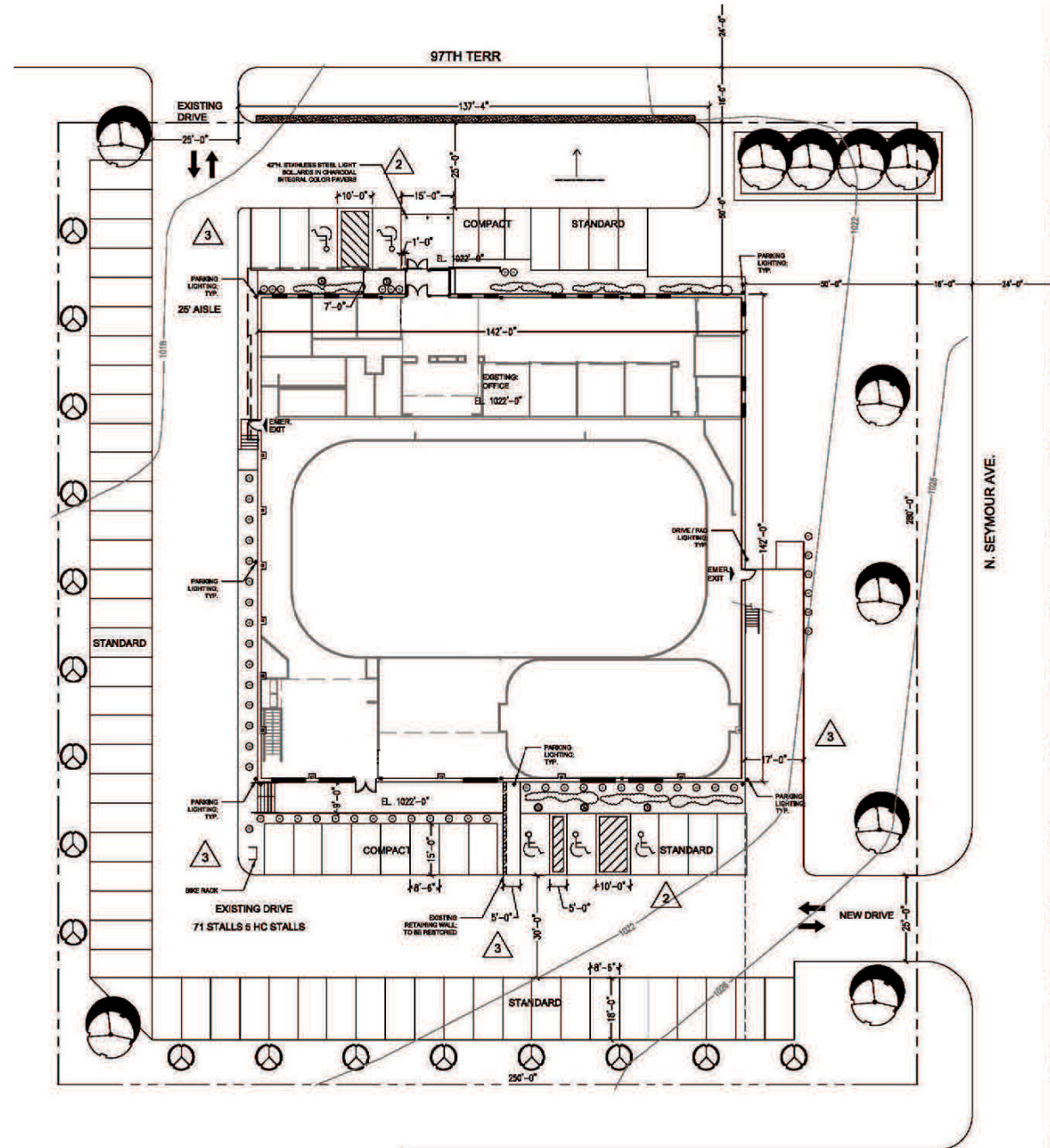
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## Site Plan



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