

HEAVY INDUSTRIAL SITE FOR SALE



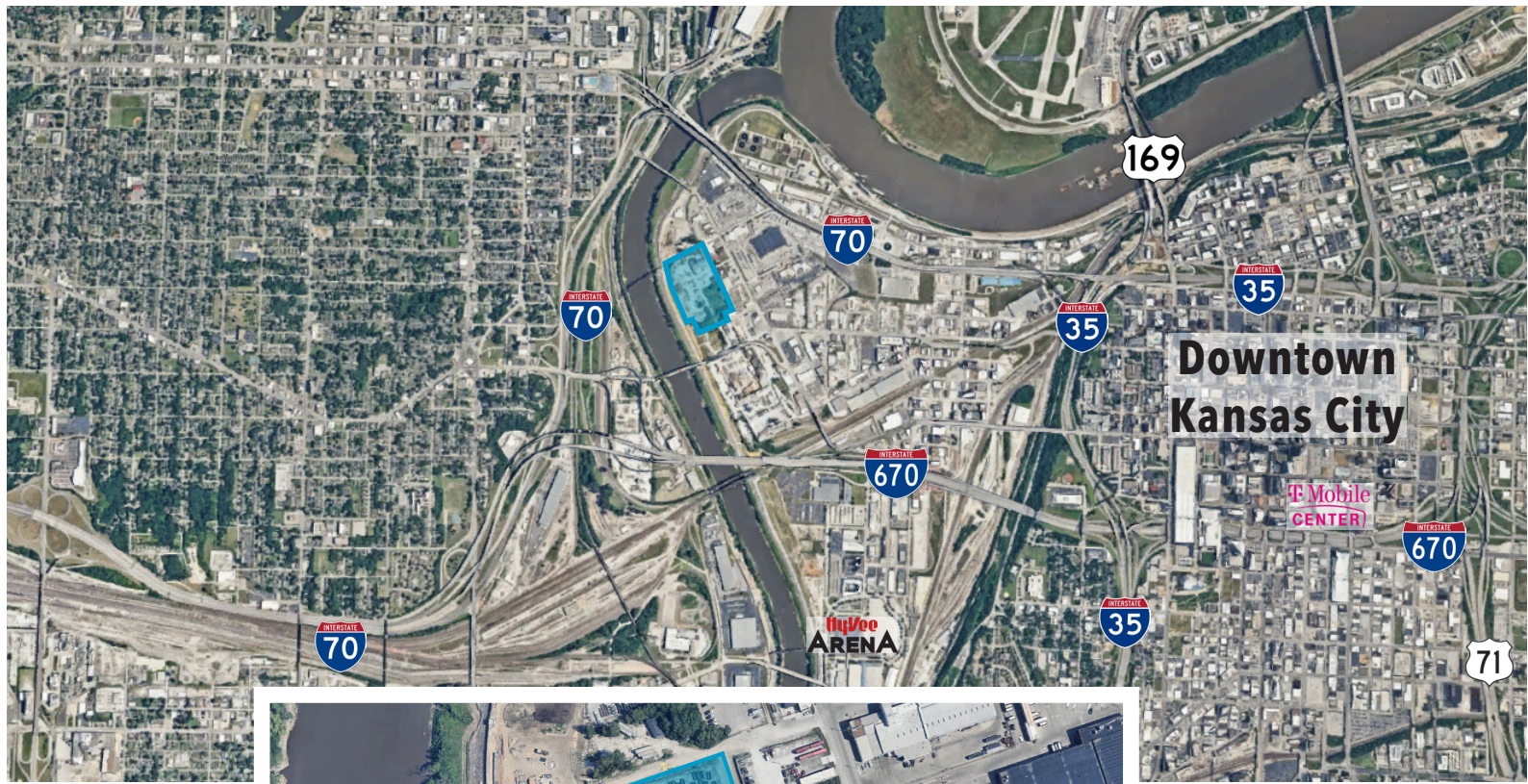
PROPERTY HIGHLIGHTS

- **20.99 Contiguous Acres (street running through property has been vacated)**
- **43,100 SF Building**
- Partially fenced
- Utilities on site
- M-3 zoning
- Industrial Outdoor Storage
- Mixture of concrete, hard packed gravel, and raw surface area
- Central city location with excellent access to I-670, I-70, I-35, I-29, and I-635

SALES CONTACT

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LOCATION & SPECS



LISTING INFORMATION

Address:	201 North 2nd Street, Kansas City, Kansas	
Lot Size:	20.99 Acres, platted as 2 parcels	
Total SF:	43,100 SF	
Office SF:	12,700+/- SF (On Two Levels) (Basement SF not included)	
Warehouse SF:	<u>Building A</u> 21,336 SF	<u>Building B</u> 9,064 SF
Drive-In Doors:	Three 20'x20' Doors One 10'x10' Door	Five 14'x14' Doors
Clear Height:	28'	20'
Construction:	Brick & Metal	
Roof:	TPO & Metal	
HVAC:	In Office	
Power:	Three (3) 480V 3 Phase	
Sprinklers:	None	
Fenced:	Partial	
Parking:	Ample	
Signage:	Yes	
Access:	Access to I-670, I-70, I-35, I-29, and I-635	
Zoning:	M-3	
Parcel ID:	902903	
Class:	C	
Year Built:	1932 & 1940	
Taxes:	\$87,888.48 for 2025	
Utilities	Transformers on site	
Notes:	Crane in Warehouse B. Clearspan in Warehouse A. 2,000 SF Outbuilding	

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