

FOR SALE

# 7201 E 16TH STREET

KANSAS CITY, MO

AREA  
REAL ESTATE ADVISORS



## PROPERTY HIGHLIGHTS:

**BUILDING SIZE:** 11,993 SF

**ACREAGE:** 0.92 Acres with fenced lot

**POWER:** 3-Phase 400 Amps/480V with  
Power Converter

**CLEAR HEIGHT:** 15'

**COLUMN SPACING:** Clear Span

**LOADING:**

Drive-In (1) 16' x 12'

Dock High (2) 8' x 10'

**ZONING:** M1-5

**SINGLE TENANT NNN LEASE IN PLACE**

**SALE PRICE:** \$865,000



## MORE INFORMATION:

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**AREA REAL ESTATE ADVISORS**

**A** 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

**P** 816.895.4800 **W** OPENAREA.COM

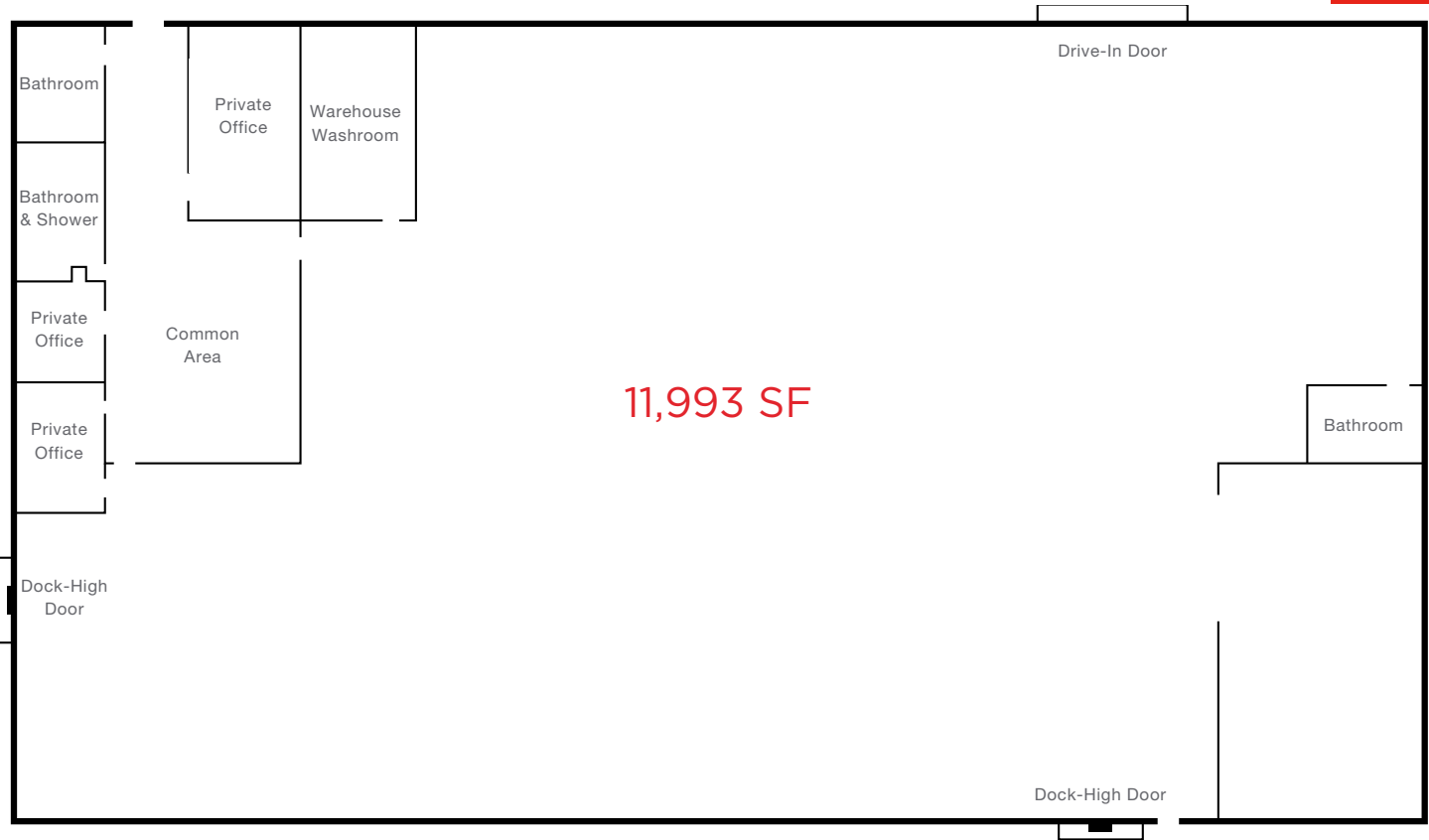
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# FLOOR PLAN & AERIAL VIEW

\*FLOOR PLAN NOT TO SCALE

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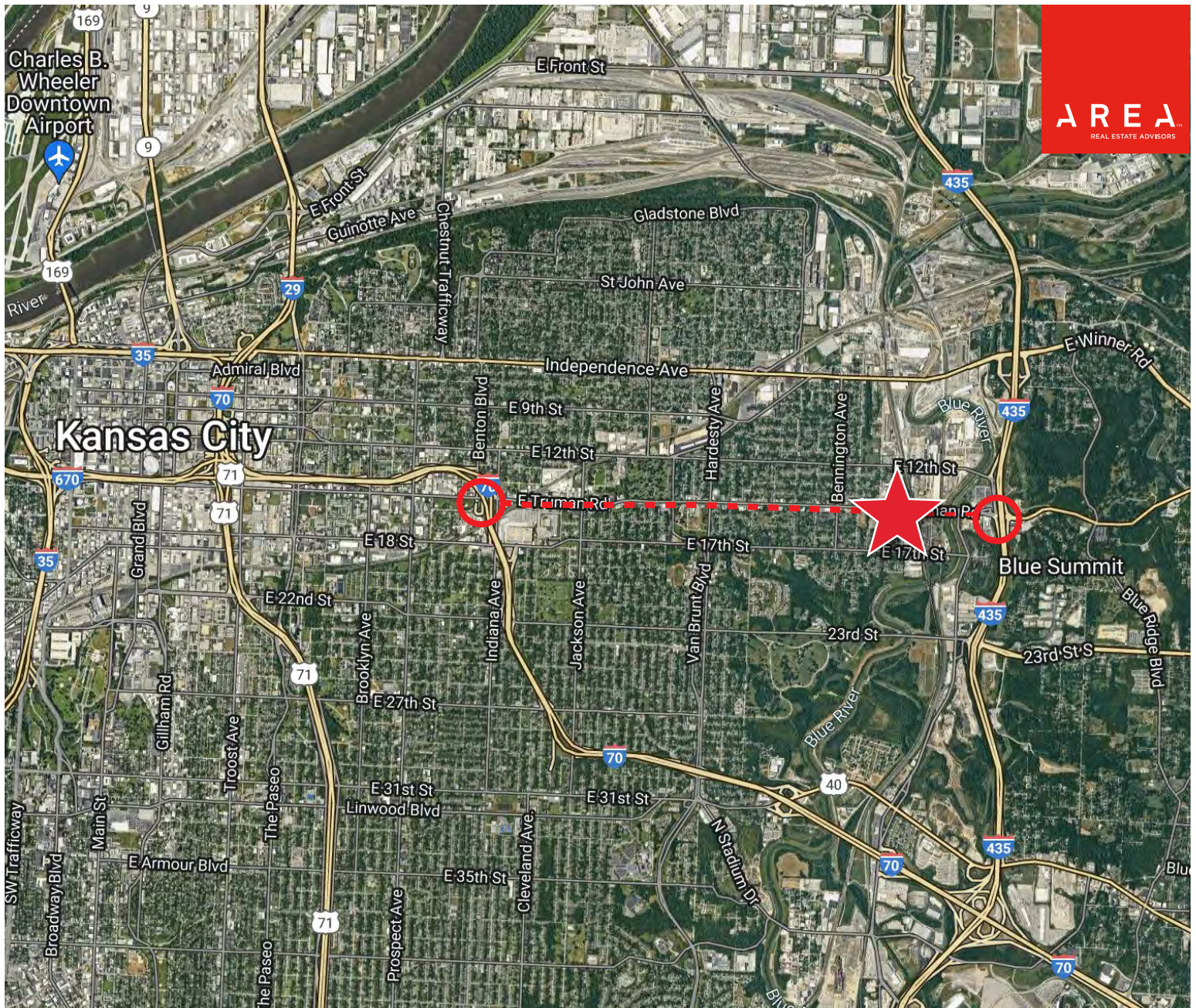
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## HIGHWAY ACCESS:



I-435 - 3 MINUTES



I-70 - 6 MINUTES



71 HWY - 9 MINUTES



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