

1201 UNION AVENUE  
KANSAS CITY, MISSOURI 64101

INDUSTRIAL FOR SALE OR LEASE | 120,000± SF AVAILABLE

## PROPERTY FEATURES

- Up and Coming West Bottoms Location
- Great Centralized Location
- Quality Office Area
- Five-Story Building Plus Basement (20,000± SF Floor Plates)
- Dock-High Loading
- Freight Elevator in Good Working Order

### ADDITIONAL INFO

TOTAL SIZE	120,000± SF (20,000± SF Basement)
LOT SIZE	0.45± Acres
LEASE RATE	\$2.95 PSF Net
SALES PRICE	\$3,900,000
TAXES	\$8,421.43
ZONING	M3-5



For more information, please contact:

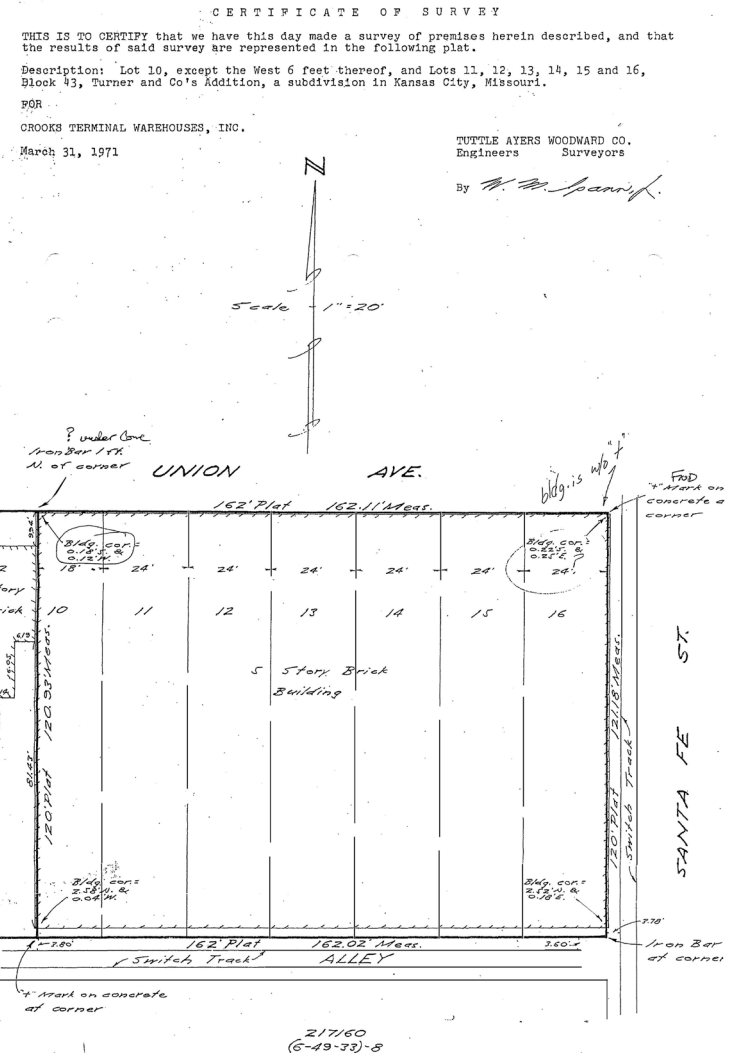
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