

7501 E FRONT STREET

KANSAS CITY, MO 64120

For Sale | 40,500± SF Office/Warehouse on 3.66± Acres with Outside Storage



- **40,500± SF (including 8,000± SF of second floor office)**
- Situated on 3.66± acres
- 12,000± SF of high-end office finish on two (2) floors
- 28,400± SF of warehouse/storage
- Clear Height – 17'-20'
- **Fenced outside storage**
- Loading
 - One (1) 10' W x 10' H dock-high
 - Two (2) recessed docks
 - One (1) 12' W x 14' H
 - One (1) 16' W x 16' H
 - Two (2) drive-in doors
 - One (1) 12' W x 10' H
 - One (1) 12' W x 14' H

- CAT 6 Spectrum Fiber
- 400-amp | 480-volt | 3-phase power
- M3-5
- Wet sprinkler system
- Various cranes
- Floor drains
- Abundant parking

Sales Price	\$1,725,000
2019 Taxes	\$59,060.01

For additional information, contact:

KESSINGER HUNTER & COMPANY, LC

Michael Watson

Principal, Industrial Brokerage and Land Specialist
 2600 Grand Boulevard, Suite 700 | Kansas City, Missouri 64108
 Direct (816) 936 8533 | Cell (913) 940 0223

mwatson@kessingerhunter.com

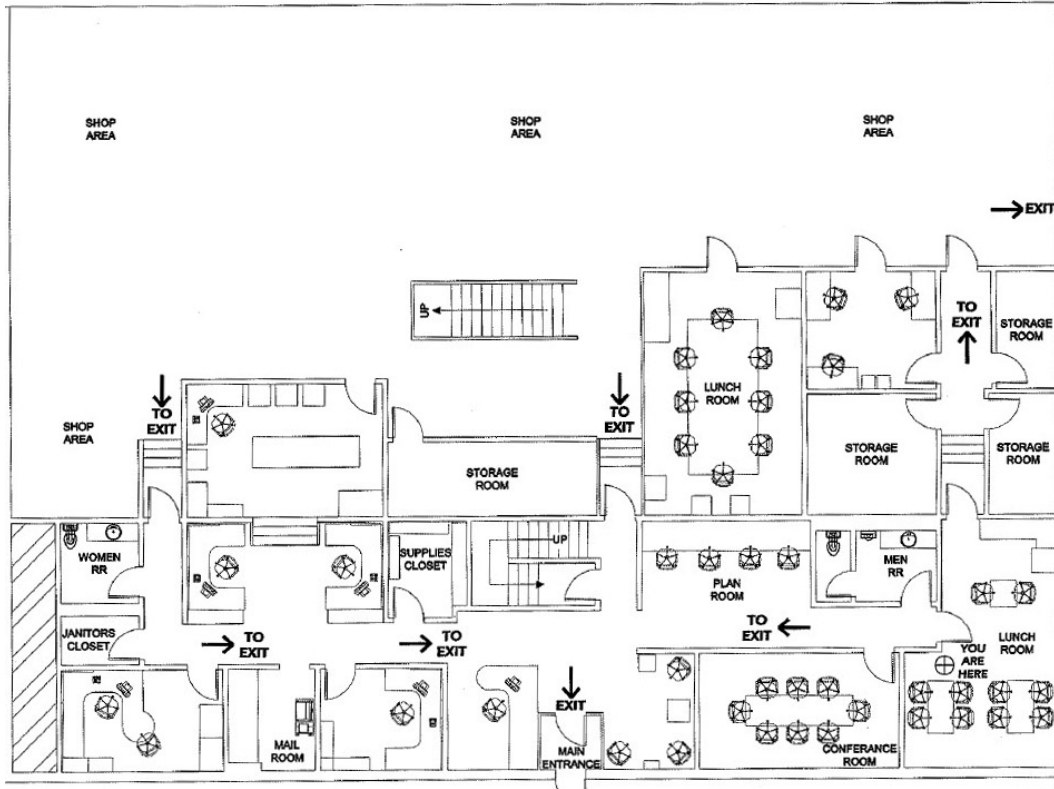
Andy Taylor

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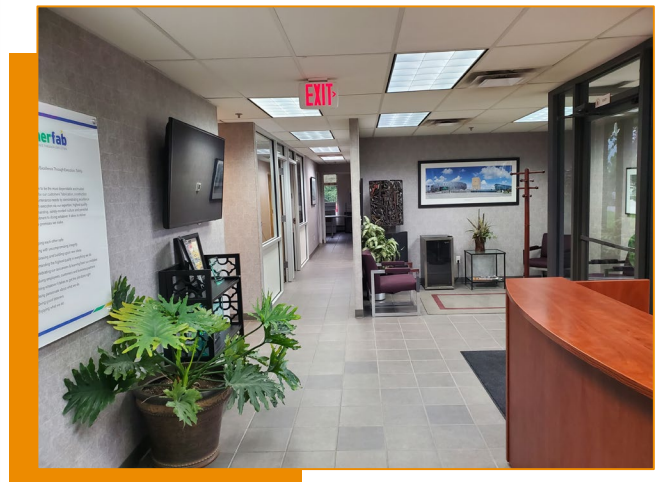
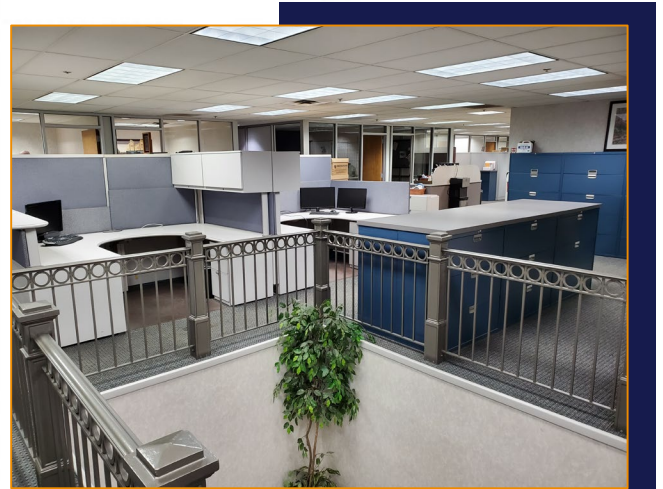
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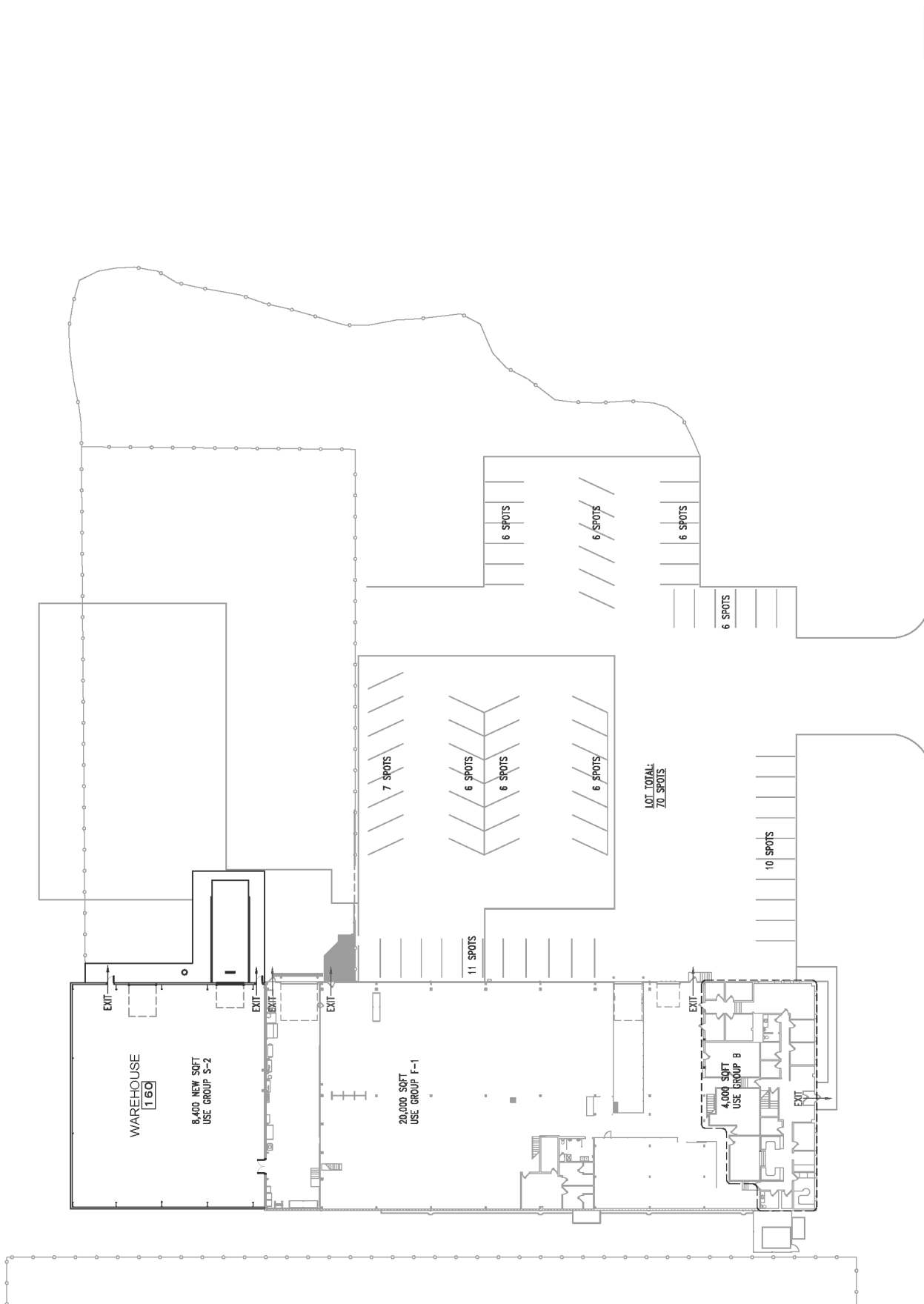
First Floor



Second Floor



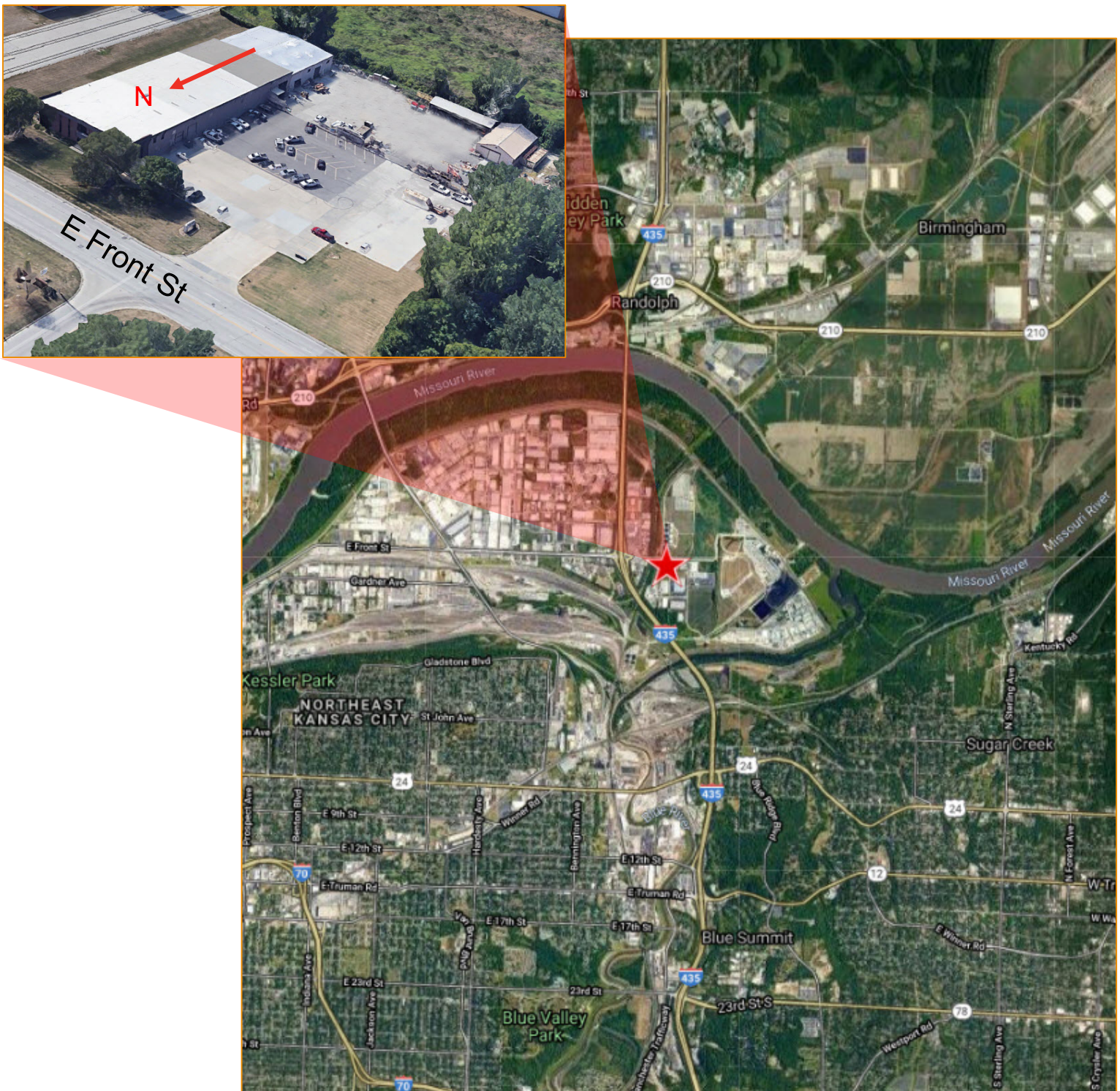
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