

# 4131 N CORRINGTON AVENUE

## KANSAS CITY, MISSOURI 64117

OFFICE, EDUCATIONAL & LOGISTICS FACILITY FOR SALE OR LEASE



**KESSINGER HUNTER**  
commercial real estate

*SALES PRICE: \$7,490,000 | LEASE RATE: \$10 NNN*



**FORMER VOCATIONAL SCHOOL – 68% OFFICE/DROP CEILING | 32% INDUSTRIAL TRAINING/OPEN CEILING, 100% AC, ENVIRONMENTALLY CONTROLLED**

Building Size:	65,218± RSF
Building Features:	
Drive-In Doors	Six (6)
Parcel Size	6.9 acres
Year Built	2012
Parking:	4/1,000

For more information, please contact:

**TOM WARD**

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**GREG SWETNAM**

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**KESSINGER HUNTER & COMPANY, LC**

2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
816.842.2690

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# Property Highlights

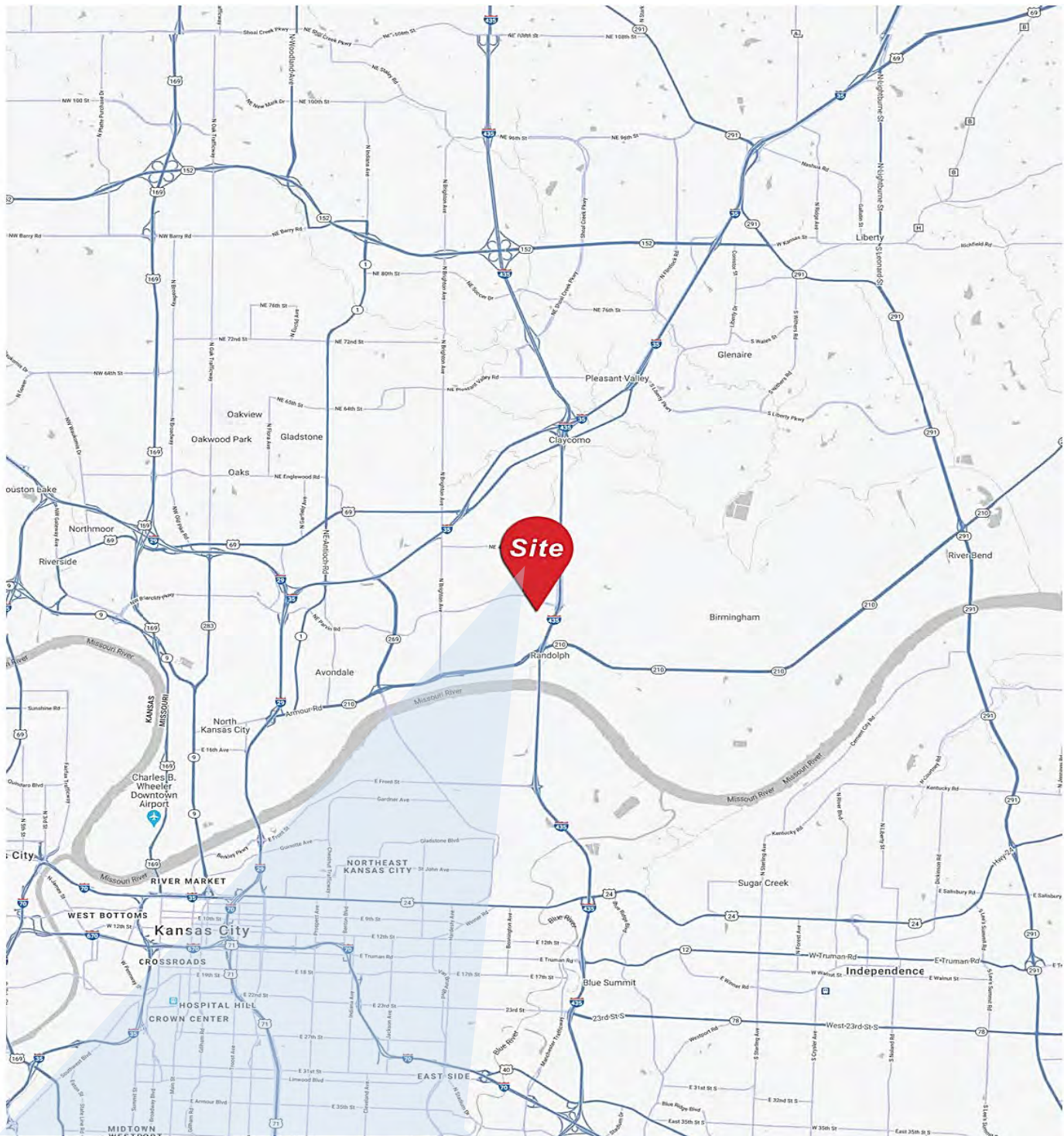
- ❖ Demisable to 20,000± RSF
- ❖ State-of-the-art, modern education facility
- ❖ Available immediately, ideal for owner/user
- ❖ Ideal logistics location, call center, education facility
- ❖ Parking: 4:1,000
- ❖ Six (6) drive-in doors
- ❖ New, motivated ownership group
- ❖ 2,500 Amp | 480/277 Volt | 3-Phase
- ❖ Zoned M1-5/US – Office, Education, Limited Retail, Medical, and Hospital



# Floor Plan

[65,218± RSF Available]





**IDEAL LOGISTICS  
LOCATION!**  
*Convenient interstate access  
North of the River  
just off I-435*

