

720 N. AGNES AVENUE  
KANSAS CITY, MISSOURI 64120

FREESTANDING MANUFACTURING/WAREHOUSE FOR SALE | 32,000± SF

## PROPERTY FEATURES

- Excellent warehouse/manufacturing building
- Updated offices
- Great East Bottoms location
- Easy access to I-35/I-70/I-435
- **Crane-served dock well**
- Ample parking around building
- **Air-conditioned warehouse**
- **Fenced, outside storage**
- Easily divisible to accommodate multiple tenants

### ADDITIONAL INFO

SALE PRICE	\$1,150,000
TOTAL SIZE	32,000± SF with 5,000± SF of office space on two levels
LAND AREA	1.4± acres
2019 TAXES	\$18,762.74
ZONING	M1-5



For more information, please contact:

**MATTHEW SEVERNS, SIOR, CCIM**  
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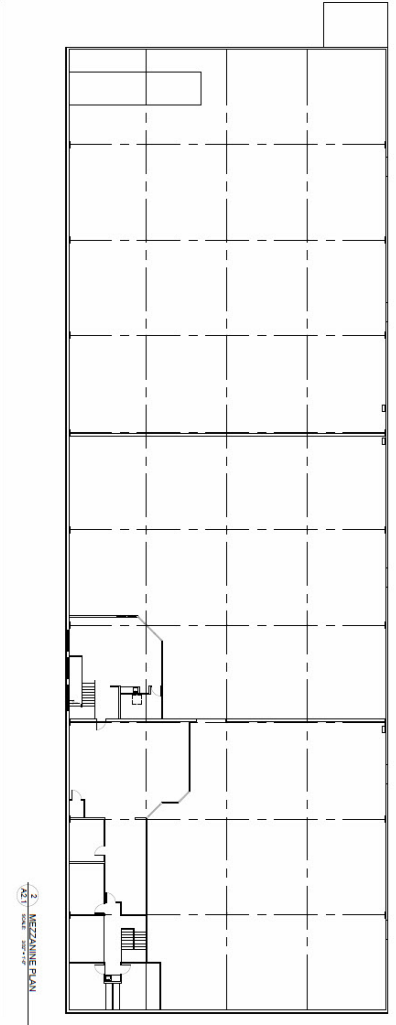
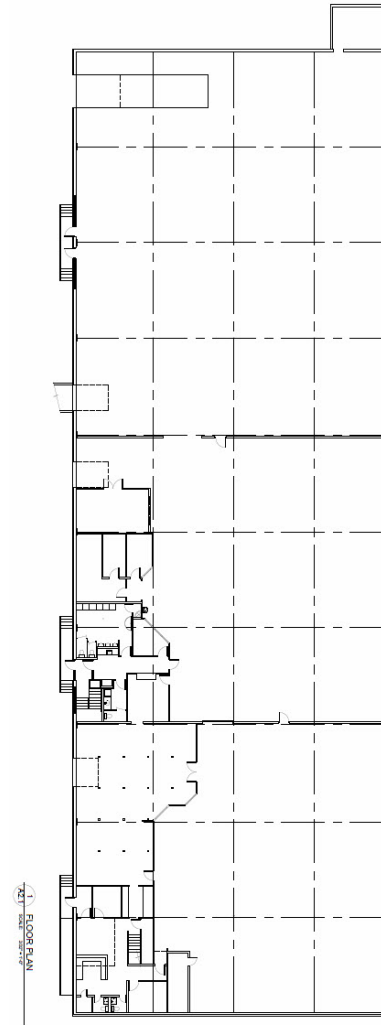
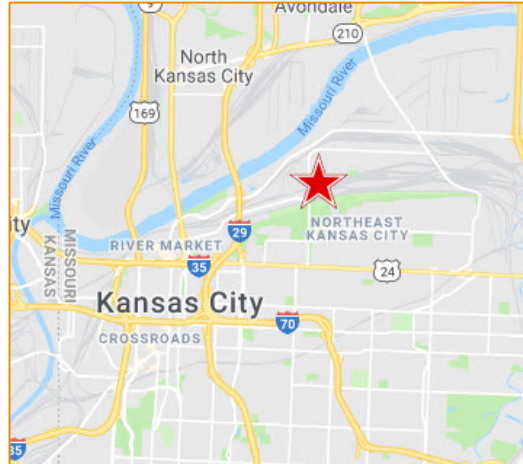
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## Freestanding Manufacturing/Warehouse for Sale



### ADDITIONAL PROPERTY FEATURES

- 16' clear height
- Heavy power - 1200 amp | 3-phase service
- Exhaust fans
- Floor drains
- 2-ton crane
- 2 docks (1 interior dock well)
- 1 van-high door
- 1 ramped drive-in
- Year built: 1969
- Updated warehouse lighting
- Air lines throughout



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