

MULTI-STORY WAREHOUSE FOR SALE



BUILDING HIGHLIGHTS

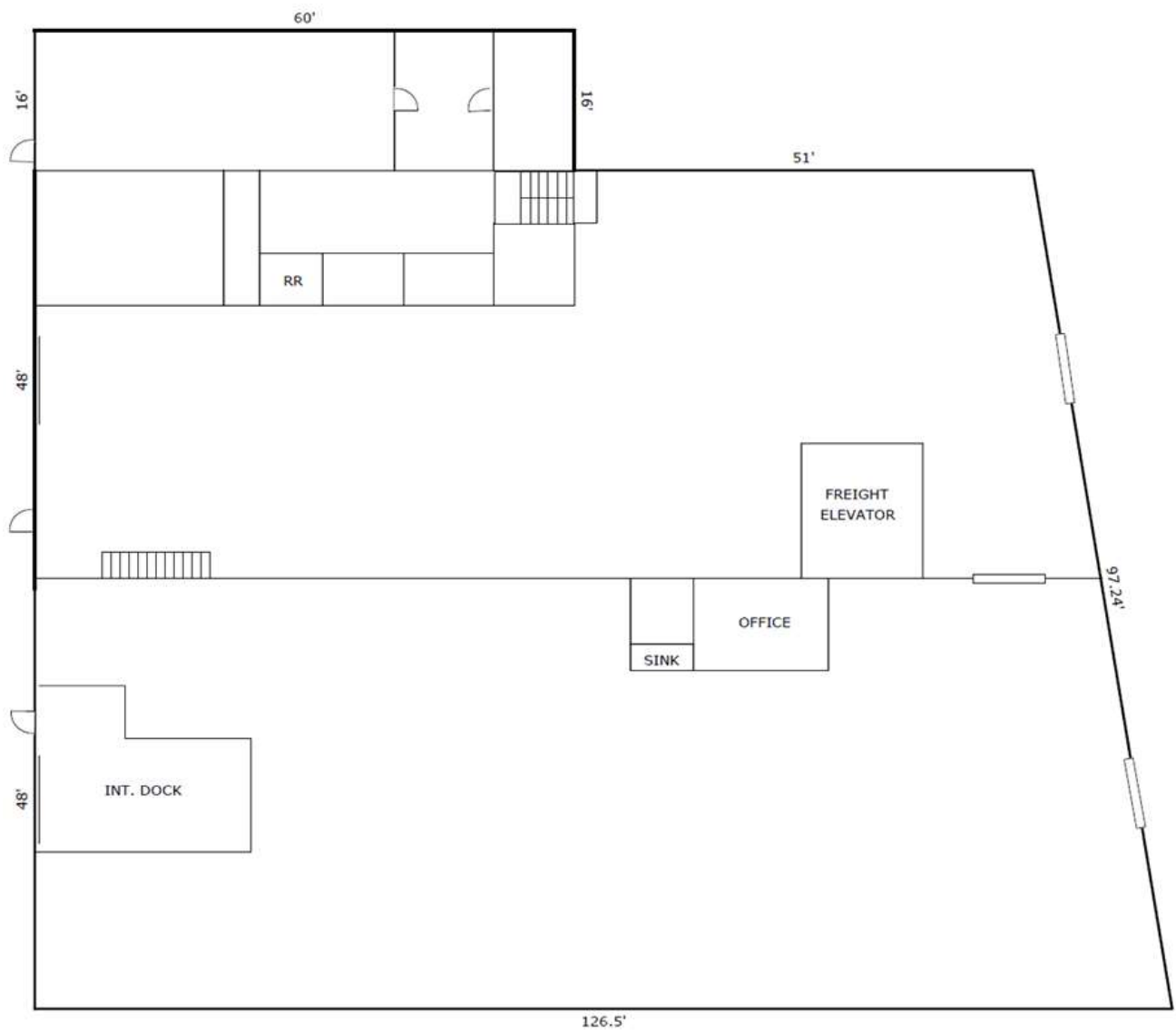
- **28,902 SF (Above Ground)**
- **\$1,299,000 Price**
- Convenient access to I-35, I-70 and I-670
- Great central location, moments from Downtown
- Excellent visibility from I-70 and I-35 (90,000 VPD)
- An opportunity to be a part of the revitalization of the Historic West Bottoms neighborhood

SALE CONTACT

JOHN D. COE, SIOR, CCIM
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LISTING INFORMATION

Address:	931 W 8th St, Kansas City, MO 64101
Pricing:	\$1,299,000
Lot Size:	0.78 Acres
Building SF:	28,902
Office SF:	1,000 SF +/-
Warehouse SF:	28,000 SF +/-
Stories:	4 Stories
Dock Doors:	2 Dock High Doors 2 Rail Doors 1 (14' x 12') Drive In Doors
Clear Height:	10' 10" - 13'
Construction:	Brick with concrete and wood supports
Roof:	TPO
Power:	400 Amp, 200 Volt, 3 phase
Sprinklers:	Wet System
Parking:	Public & Street Parking Excess Land Parking
Signage:	Signage available on building with excellent Highway visibility
Highway Access:	I-35, I-70, I-670
Zoning:	M3-5, Manufacturing 3 District (w/Intensity Designator of 5)
Parcel ID:	29-310-15-10 29-310-16-01
Class:	C
Year Built:	1928
Utilities	All utilities are available
Notes:	





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