

For lease

1251 Taney St., North Kansas City, MO
±49,000 SF & ±10,000 SF available



Property Highlights

- ±49,000 SF & ±10,000 SF available
- ±250 SF office & BTS office
- Loading: 18 DH, 3 Rail; 4 DI
- Active BNSF Rail Spur with 3 rail doors
- 22' & 17' clear height
- Dry sprinkler system
- Great access to I-29 & I-35
- Available April 1, 2025

Lease Rate: \$4.95 - \$7.50/SF NNN

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Building Specs

Available SF	A. ±49,000 SF B. ±10,000 SF
Structure	Masonry
Office SF	A. ±250 SF B. BTS
Loading	A. 18 DH, 3 Rail Doors B. 4 DI
Clear Height	A. 22' B. 17'
Electrical	200 Amp 120/208 Volt
Sprinkler	Dry

Lights	LED
Column Spacing	A. 31' x 31' B. Irregular
Zoning	M-1
Electricity	Everg
Gas	MGE
San sewer	NKC
Water	NKC
Lease Rate	A. 49,000 SF - \$4.95/SF NNN B. 10,000 SF - \$7.50/SF NNN



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Site Aerial



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