

For sale

1251 Taney St., North Kansas City, MO
±154,000 SF industrial building



Property Highlights

- ±154,000 SF building
- ±4,000 SF office
- Loading: 26 DH, 8 DI
- Active BNSF Rail Spur with room for 11 cars
- 22' clear height
- ±7.64 acre site
- Dry sprinkler system
- Great access to I-29 & I-35

Sale Price: \$12,950,000

Nick Tinnel

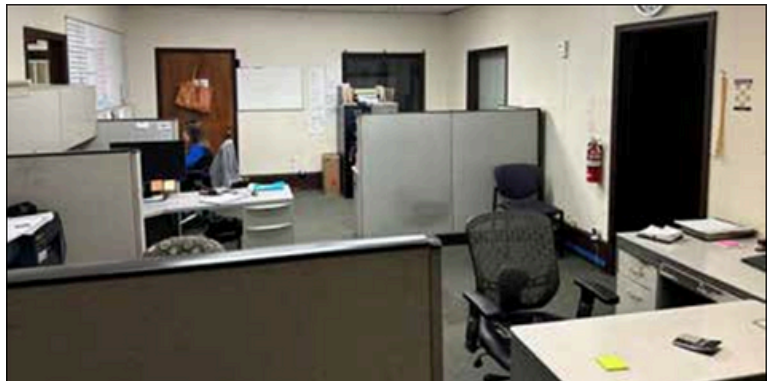
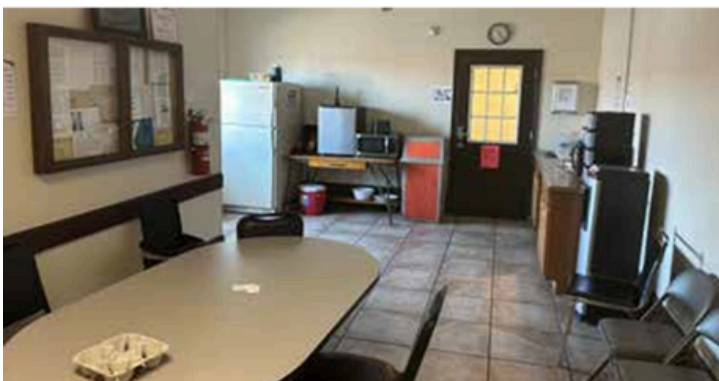
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Phil Algrim, SIOR

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Building Specs

Building Size	±154,000 SF	Parking	±29 Spaces
Structure	Masonry	Roof	Membrane
Office SF	±4,000 SF	Warehouse HVAC	Forced air gas
Loading	26 DH, 8 DI	Floor	Concrete
Rail	BNSF double rail spur with room for 11 cars	Year Built	1965
Clear Height	22'	Column Spacing	Irregular
Sprinkler	Dry	2023 Taxes	\$158,620
		Sale Price	\$12,950,000



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Site Aerial

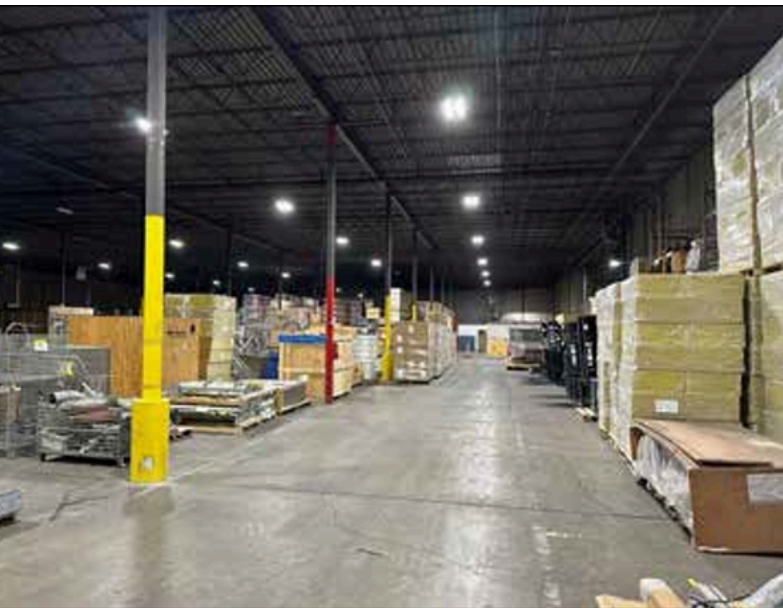
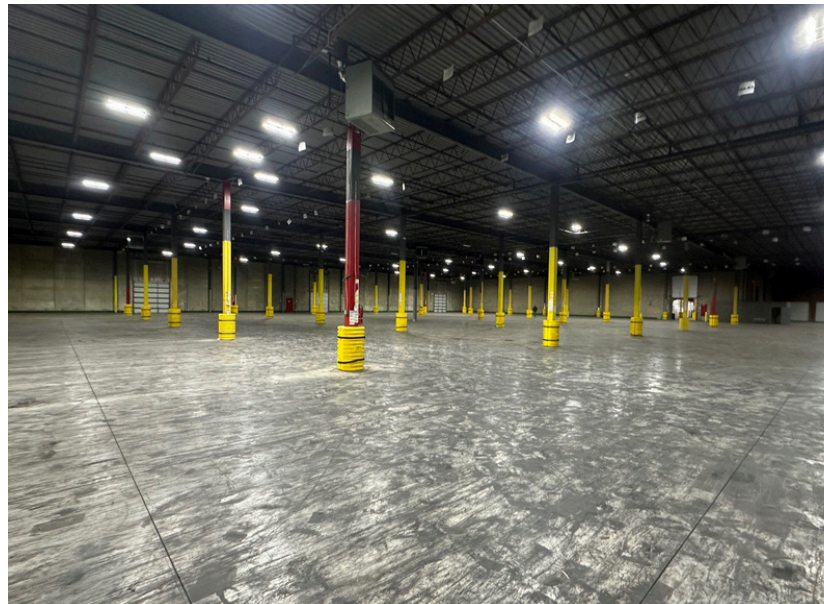


Utilities

Electricity	Evergy
Gas	MGE
San sewer	North Kansas City
Water	North Kansas City



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