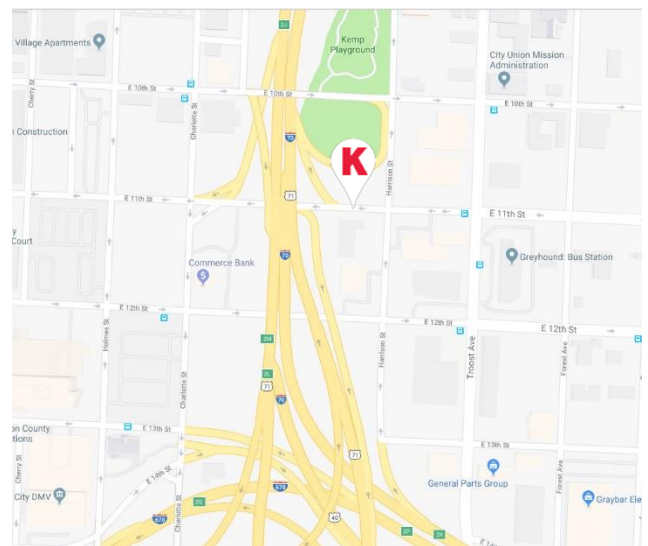


## 1100 Harrison Street Kansas City, MO



## 10,900 SF Office/Warehouse FOR SALE

- 3,150 SF Office Area
- 2 Dock-High Doors
- 1 Drive-In Door
- 18' Ceiling Height
- Great Access to I-35, I-70  
& Downtown KC



JOHN DELZER [jd@karbank.com](mailto:jd@karbank.com)

PAUL FOGEL, SIOR [pf@karbank.com](mailto:pf@karbank.com)

THE BARNEY BUILDING  
2000 SHAWNEE MISSION PARKWAY  
SUITE 400  
MISSION WOODS, KANSAS 66205

INDUSTRIAL | OFFICE | COMMERCIAL  
BROKERAGE & DEVELOPMENT  
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## 1100 Harrison Street Kansas City, MO

<b>County:</b>	Jackson	<b>Zip:</b>	64106
<b>Building Area:</b>	10,900 SF	<b>Land Area:</b>	.672 Acres
<b>Building Dimensions:</b>	Irregular	<b>Land Dimensions:</b>	
<b>Office Area:</b>	3,150 SF	<b>Zoning:</b>	M1-5
<b>Type Construction:</b>	Butler Steel / Cherokee Block	<b>Condition:</b>	Good
<b>Year Built:</b>	1984	<b>Floors:</b>	One
<b>Ceiling Height:</b>	18'	<b>Floor Type:</b>	Concrete
<b>Column Spacing:</b>		<b>Roof Type:</b>	Standing Seam Metal
<b>Parking:</b>	20 Cars	<b>Plans Available:</b>	No
<b>Truck Docks:</b>	Two (1 Van High)	<b>Drive-In Doors:</b>	One
<b>Dock Door Sizes:</b>	9' x 9'	<b>Drive-In Door Sizes:</b>	10' x 14'
<b>Dock Levelers:</b>	One Edge of Dock	<b>Rail Service:</b>	None
<b>Sprinkler Type:</b>	None	<b>Car Spots:</b>	N/A
<b>Lighting Type:</b>	T5	<b>Heat Type:</b>	OH Gas
<b>Electric Service:</b>	400 Amp 240/480 V 3 Phase	<b>Restrooms:</b>	Three
<b>Lease Price (SF/YR):</b>	N/A	<b>Sale Price:</b>	\$775,000
<b>Lease Price (MO):</b>	N/A	<b>Sale Terms:</b>	All Cash Due at Closing
<b>Lease Type:</b>	N/A	<b>Exist. Financing:</b>	N/A
<b>Lease Term:</b>	N/A	<b>R.E. Taxes:</b>	2017 - \$14,659
<b>Date Available:</b>	Immediately	<b>Insurance:</b>	

### Comments:

- Great Access to I-35, I-70 and Downtown KC

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