

4514 East 75th Terrace Kansas City, MO



66,000 SF FOR SALE OR LEASE

Office & Air-Conditioned Warehouse Building

- 3,000 SF Office Area
- Dock-High and Drive-In Loading Doors
- Large, Paved Storage Yard
- Heavy Electrical Service
- Wet-Fire Sprinkler Throughout
- 100% Air-Conditioned
- Roof Warranty Until 2024



JOHN DELZER jd@karbank.com

PAUL FOGEL, SIOR pf@karbank.com

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

INDUSTRIAL | OFFICE | COMMERCIAL
BROKERAGE & DEVELOPMENT
ESTABLISHED 1950

816.221.4488 MAIN
816.221.4494 FAX
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4515 East 75th Terrace Kansas City, MO

County:	Jackson	Zip:	64132
Building Area:	66,000 SF	Land Area:	3.14 Acres
Building Dimensions:		Land Dimensions:	
Office Area:	3,000 SF	Zoning:	M-2, Heavy Industrial
Type Construction:	Masonry - Block/Brick	Condition:	Good
Year Built:	1960-1964	Floors:	1
Ceiling Height:	15.5'	Floor Type:	6" Reinforced Concrete
Column Spacing:	30' x 30'	Roof Type:	TPO Singly-Ply Membrane
Parking:	Ample	Plans Available:	Yes
Truck Docks:	9	Drive-In Doors:	1
Dock Door Sizes:	10' x 10'	Drive-In Door Sizes:	14' x 14'
Dock Levelers:	2	Rail Service:	None
Sprinkler Type:	Wet	Car Spots:	N/A
Lighting Type:	8' Fluorescent Strips	Heat Type:	OH Gas
Electric Service:	1600 Amp, 277/480 Volt, 3-Phase	Restrooms:	5
Lease Price (SF)	\$3.15 PSF	Sale Price:	\$1,947,000
Lease Price (MO):	\$17,325.00/MO	Sale Terms:	All Cash Due at Closing
Lease Type:	Industrial Gross	Exist. Financing:	N/A
Lease Term:	3-5 Years	R.E. Taxes:	\$17,344.27 (2018)
Date Available:	January 1, 2019	Insurance:	

Comments:

- 100% Air-Conditioned
- Flood-Protected Business Park Location

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