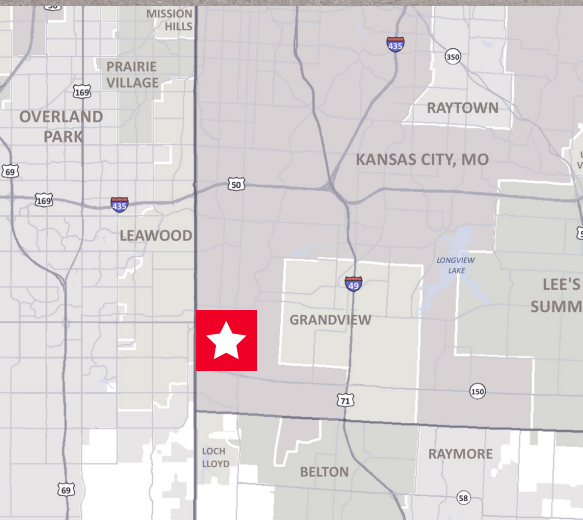




FOR SALE OR LEASE

# 13700 Wyandotte Street Kansas City, MO



**102,660 SF Industrial Building / 6.85 Acres**  
**Sale Price: \$3,750,000 / Lease Rate: \$3.75 PSF MG**

### Property Highlights

- South Kansas City manufacturing and or warehouse space
- 102,660 total square feet with 15,322 square feet of office space
- Heavy power, 2,500 amps/480-volt
- M3-5 zoning (manufacturing)
- 16' - 20' clear height
- 7 dock-high doors, 4 drive-in doors

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FOR SALE OR LEASE

**13700 Wyandotte Street**  
Kansas City, MO

## Property Highlights

<b>Year Built:</b>	1985, Expanded in 1993
<b>Building Size:</b>	±102,660 SF Total Warehouse: ±87,338 SF A/C Office: ±15,322 SF
<b>Site Area:</b>	±6.85 Acres
<b>Zoning:</b>	M3-5 (Manufacturing/Distributing)
<b>Topography:</b>	Level to Gently Sloping
<b>Clear Height:</b>	±16' - 20'
<b>Power:</b>	2,500 Amp/480-Volt
<b>Surface Parking:</b>	223 Stalls
<b>Dock/Drive-In Doors:</b>	7 Dock Doors/4 Drive-In Doors
<b>Construction Type:</b>	Steel Frame with Brick and Metal Exterior
<b>Roof:</b>	Spray-On Over Standard Seam Metal and Built-Up
<b>HVAC:</b>	Forced Air Gas with Central Air in Office Cambridge Units in Plant Area
<b>Interior Lighting:</b>	Mercury Vapor and Florescent
<b>Taxes:</b>	\$83,584
<b>Sale Price:</b>	\$3,750,000
<b>Lease Rate:</b>	\$3.75 PSF Modified Gross



**Location Map**

