

FOR SALE

146,233 SF Industrial Building on 7.48 Acres
3244 Gardner Ave, Kansas City, MO



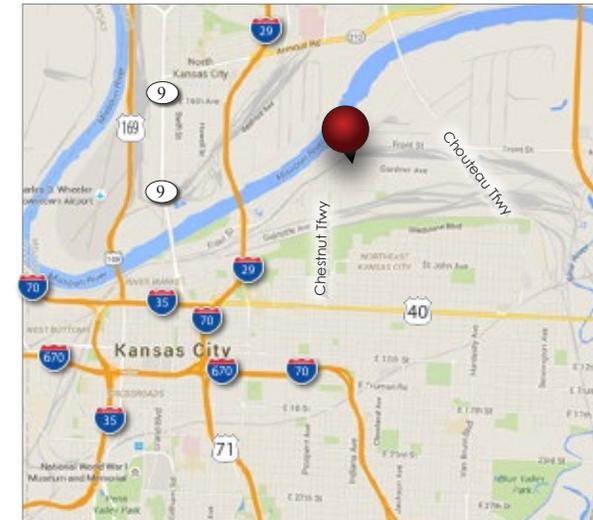
Property Highlights

- +/- 146,233 SF Industrial building
- +/- 9,200 SF of office space
- Located on +/- 7.48 acres
- Varying clear-heights up to 24'
- 11 Dock-high loading doors w/ levelers
- 1 Ramped drive-in door
- Sale price: \$3,150,000 (\$21.54/SF)

Property Description

3244 Gardner is a unique industrial facility located in the Northeast Kansas City Industrial submarket. The property is located minutes from the I-435, I-35 and I-29 Hwy interchanges.

Previously occupied by Mondi Packaging Group, the building features over 130,000 square feet of manufacturing/distribution space with jib and bridge cranes and heavy 3-phase power.



FOR SALE

146,233 SF Industrial Building on 7.48 Acres
3244 Gardner Ave, Kansas City, MO

Property Detail

Total building area:	+/- 146,233 SF
Year Built/expanded:	1952/1954/1980/1998
Construction type:	(Steel frame, concrete, etc?)
Parcel Size:	7.48 acres
Parking Spaces:	175
Office Area:	+/- 9,200 SF
Warehouse Size:	137,033 SF
Clear Height:	Varies by section
Loading Doors:	11 Dock-high doors; 1 ramped drive-in door
Electrical:	Heavy power: #15 each 3 ph. step-down transformers 15 to 175 KVA
Sprinkler:	Wet and dry systems
Cranes:	8 cranes ½ ton to 2 ton
Air Compressors:	Quincy 150 HP 750 CFM w/Great lakes 800 CFM dryer/ 2 each receivers
Zoning:	M1-5 Manufacturing
Taxes:	\$64,215.99 (2015)
Sale Price:	\$3,150,000 (\$21.54/SF)

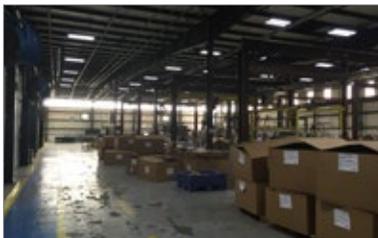
For more information contact:

Nathan Anderson & Ben Boyd

913.890.2000

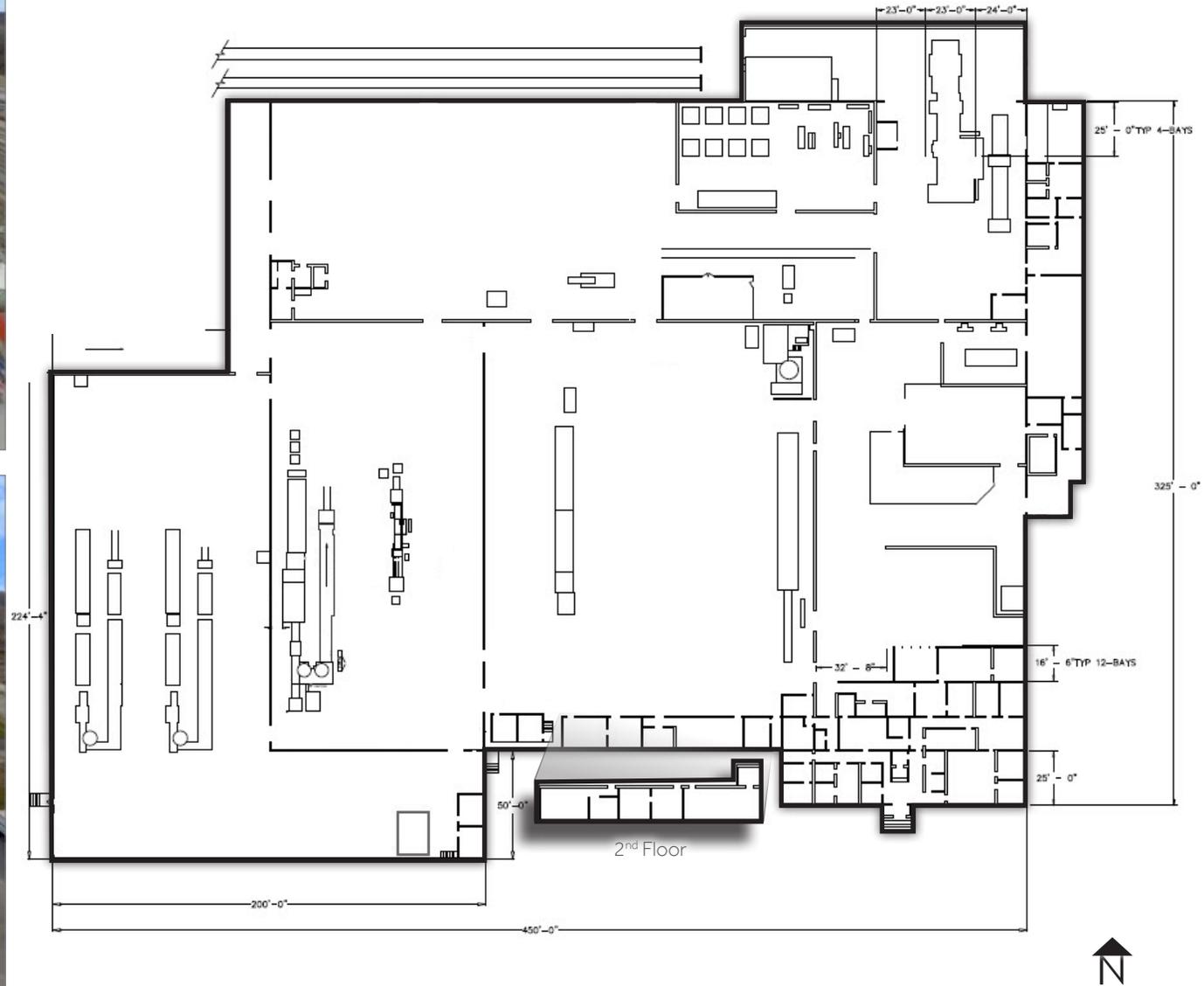
www.nai-heartland.com

NAI LaSala-Sonnenberg
Heartland



FOR SALE

146,233 SF Industrial Building on 7.48 Acres
3244 Gardner Ave, Kansas City, MO



FOR SALE

146,233 SF Industrial Building on 7.48 Acres 3244 Gardner Ave, Kansas City, MO



Distance to:

- I-35 and I-29 Interchange: 2.6 miles (5 min)
- I-70 Highway: 2.7 miles (7 min)
- I-435 and Front Street Interchange: 3.0 miles (8 min)
- MO-152 Hwy and I-435 Interchange: 12.3 miles (16 min)

- Downtown Kansas City: 3.3 miles (8 min)
- Kansas City Downtown Airport: 4.6 miles (9 min)
- Kansas City International Airport: 20.1 miles (21 min)

FOR SALE

146,233 SF Industrial Building on 7.48 Acres 3244 Gardner Ave, Kansas City, MO



NAI LaSala-Sonnenberg
Heartland

4400 College Boulevard Suite 170
Overland Park, Kansas 66211
D 913.890.2000
www.nai-heartland.com

For more information contact:

Nathan Anderson, SIOR, CCIM
nathan@nai-heartland.com
D 913.890.2001

Ben Boyd
ben@nai-heartland.com
D 913.890.2010