

FOR SALE OR LEASE



3930 E TRUMAN RD

3930 E TRUMAN RD, KANSAS CITY, MO 64127

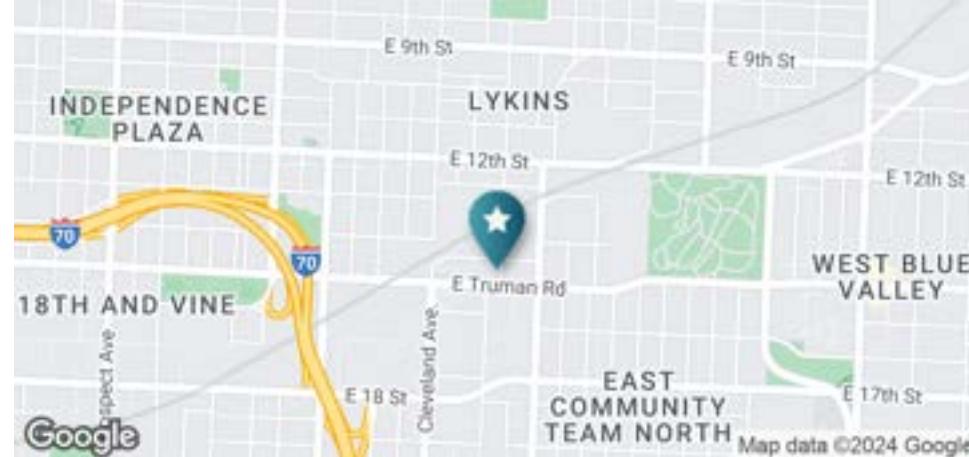
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OFFERING SUMMARY

Sale Price:	\$700,000
Available SF:	6,254 SF
Lease Rate:	\$6.75 SF/yr (NNN)
Lot Size:	1.4 Acres
Year Built:	1955
Building Size:	9,125
Zoning:	M1-5
Price / SF:	\$76.71

PROPERTY OVERVIEW

Development opportunity on 1.4 acres in East Kansas City. Two buildings totaling 9,000/sf great for retail or warehouse. Located just 5 minutes East of Downtown Kansas City and close proximity to I-70. Zoned M1-5.

PROPERTY HIGHLIGHTS

- Warehouse and/or Retail Space with Large Adjacent Lots
- Great Highway Access to I-70
- 3930 E Truman Rd: 6,254SF (1) Dock, Roof +/- 5yrs old
- 1440 Norton Ave: 2,871SF, currently used for storage, no HVAC or plumbing

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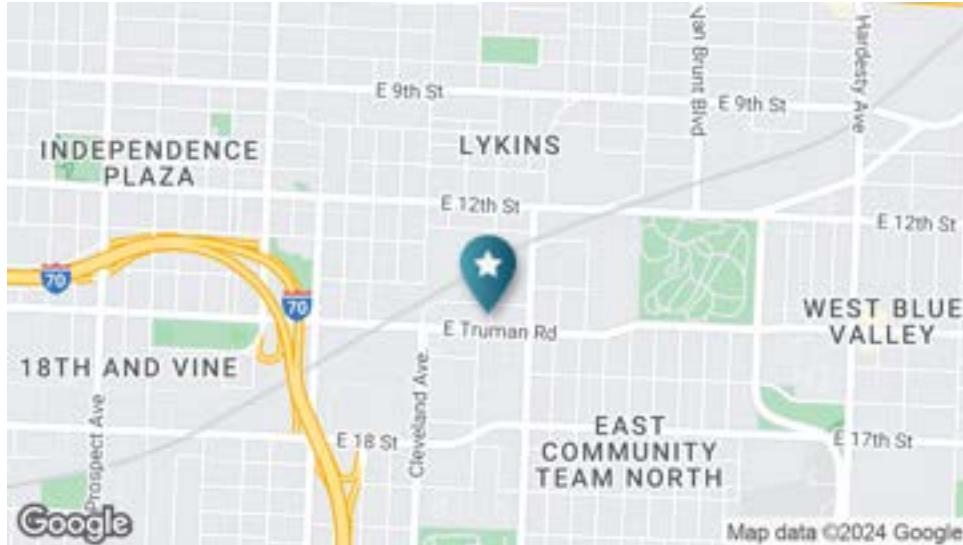
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Building Name	3930 E Truman Rd
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Building Size	9,125 SF
Lot Size	1.4 Acres
Building Class	C
Year Built	1955
Number of Floors	1
Number of Lots	11

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