

FOR SALE OR LEASE



3930 E TRUMAN RD

3930 E TRUMAN RD, KANSAS CITY, MO 64127

LEANNE EDMONDSON

ASSOCIATE

678.596.4808

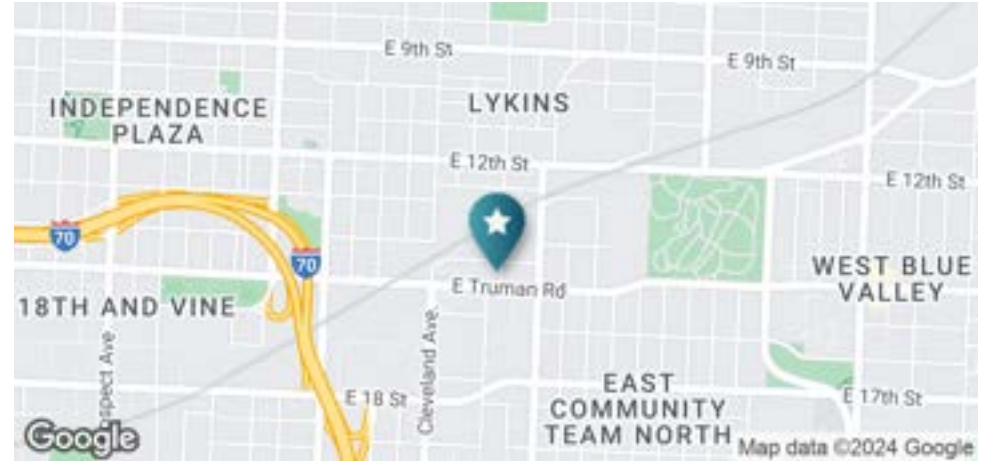
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CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.621.2130 CLEMONSLIFE.COM

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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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Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

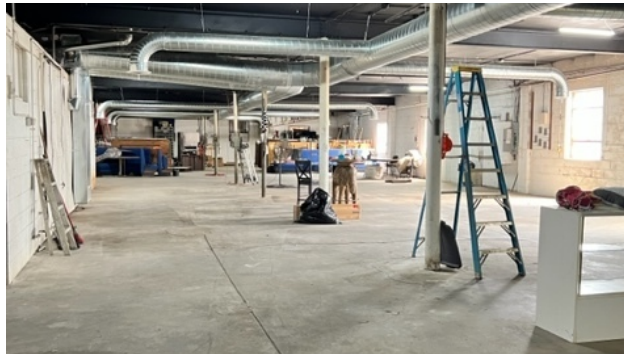
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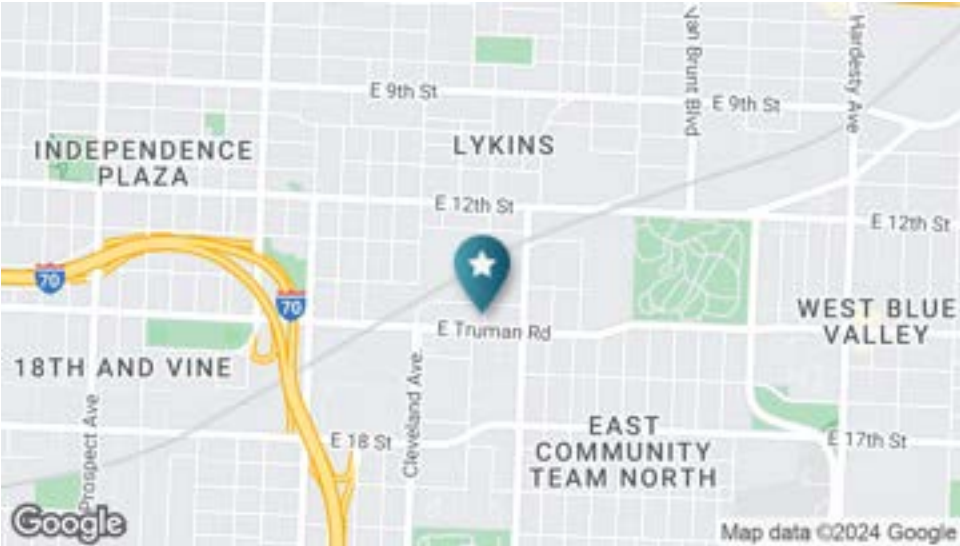
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| | |
|------------------|------------------------|
| Building Name | 3930 E Truman Rd |
| Property Type | Industrial |
| Property Subtype | Warehouse/Distribution |
| Building Size | 9,125 SF |
| Lot Size | 1.4 Acres |
| Building Class | C |
| Year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

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