

FOR SALE > FREEZER DISTRIBUTION BUILDING

# 3850 Fairbanks Avenue

KANSAS CITY, KANSAS



**PRICE REDUCTION**



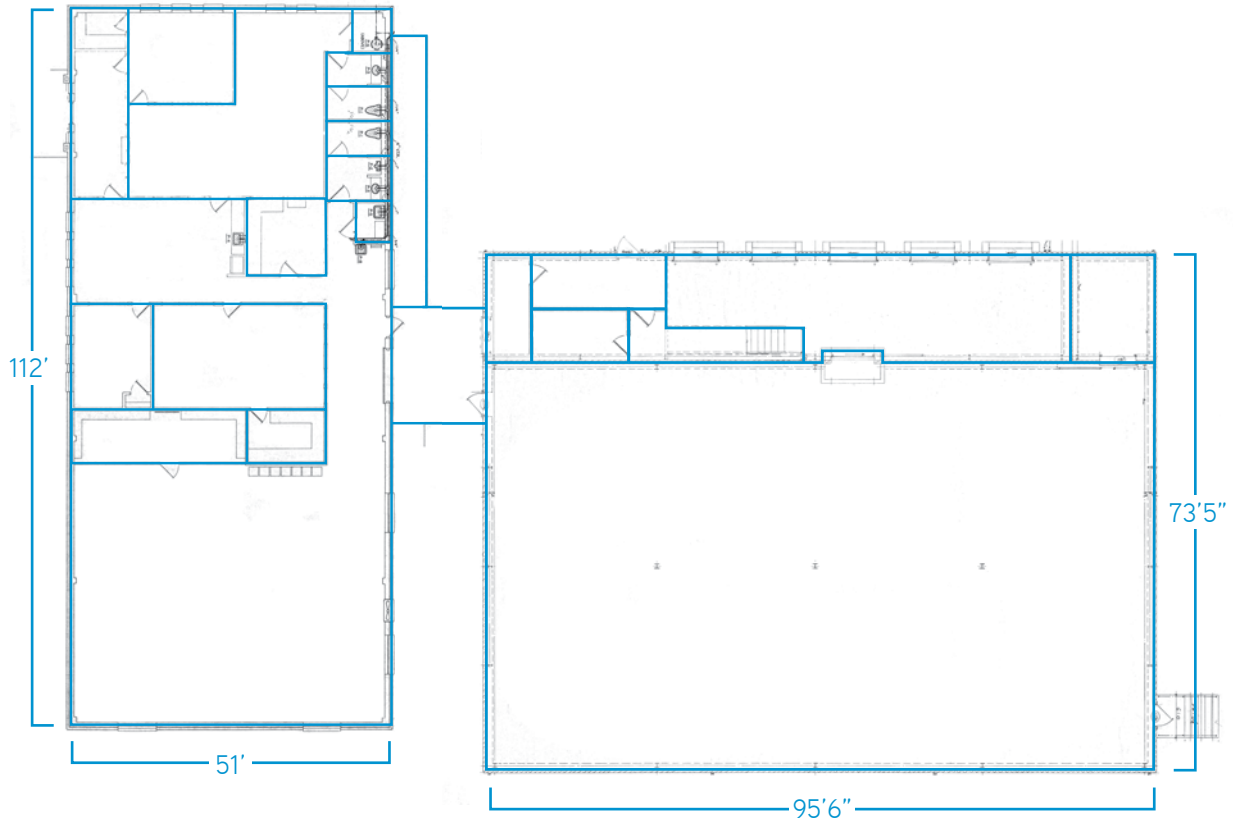
DOUG HEDRICK SIOB, CCIM  
+1 816 556 1136  
KANSAS CITY, MO  
[doug.hedrick@colliers.com](mailto:doug.hedrick@colliers.com)

COLLIERS INTERNATIONAL  
4520 Main Street, Suite 1000  
Kansas City, MO 64111  
[www.colliers.com](http://www.colliers.com)

FOR SALE > FREEZER DISTRIBUTION BUILDING

# 3850 Fairbanks Avenue

KANSAS CITY, KANSAS



## Property Features

### SPACE AVAILABLE

- > Total building area: 12,724± SF
  - > Freezer building: 7,012± SF
  - > Dry warehouse: 2,458± SF
  - > Office area: 3,254± SF
- > Total land area: 3.52 acres

### FREEZER BUILDING

- > Walls: 5" insulated panels / insulated freezer slab
- > Pallet position: 657
- > Loading: 5 dock doors / 1 drive-in door
- > Clear height: 26'-27'
- > Column spacing: 23'x28' (approximately)

### DRY WAREHOUSE / PRODUCTION BUILDING

- > Loading: dock platform / 1 drive-in door
- > Clear height: 12'7"-13'7"
- > Column spacing: clear span

### FENCED, PAVED LOT

- > Lot size: 34,000± SF
- > Service truck receptacle positions: 11 (22 total electrical receptacles)
- > Fuel island on-site

### ADDITIONAL AMENITIES

- > Electrical: heavy power 480V / 277 3-phase / 4 wire
- > Year built: 1992
- > Zoning: M-3
- > On-site cell tower revenue: \$12,000 per year
- > Excellent interstate access
- > Sale price: ~~\$2,200,000~~ **\$1,800,000**

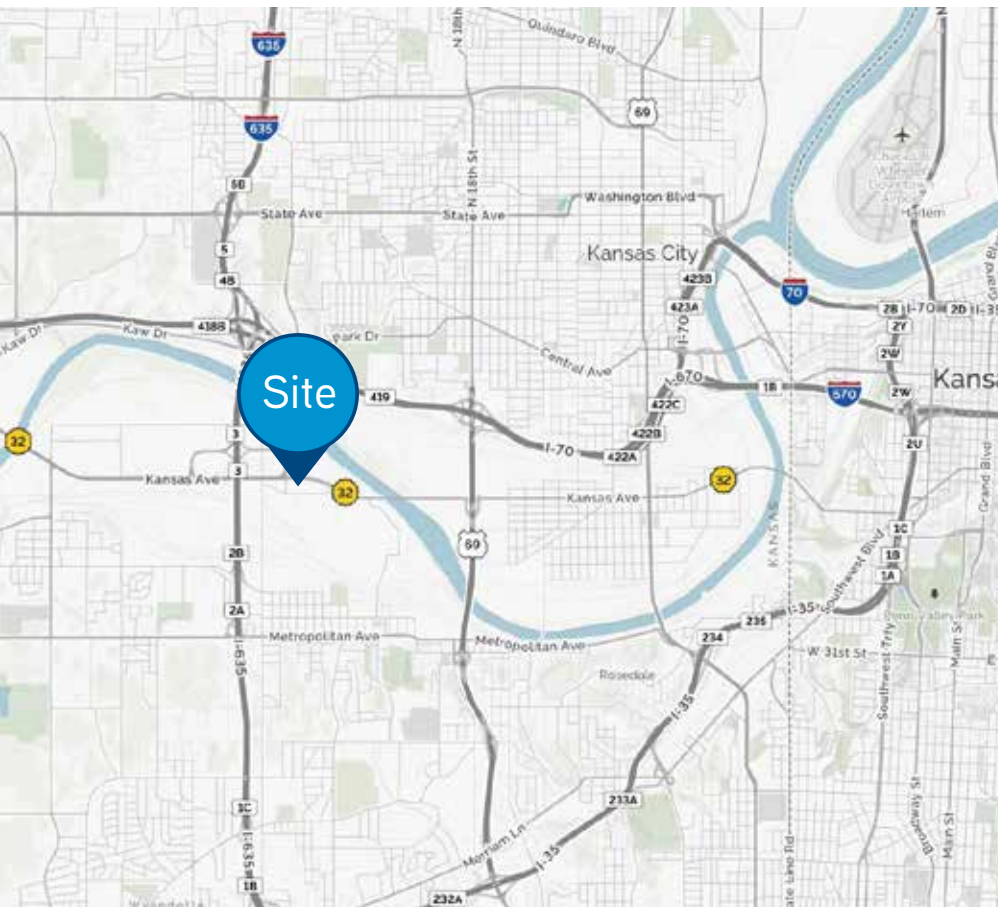




FOR SALE > FREEZER DISTRIBUTION BUILDING

# 3850 Fairbanks Avenue

KANSAS CITY, KANSAS



## Contact Us

DOUG HEDRICK SIOB, CCIM

+1 816 556 1136

KANSAS CITY, MO

[doug.hedrick@colliers.com](mailto:doug.hedrick@colliers.com)

COLLIERS INTERNATIONAL  
4520 Main Street, Suite 1000  
Kansas City, MO 64111

[www.colliers.com](http://www.colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2016. All rights reserved.

