

FOR SALE OR LEASE

300-320 W 80th Street

KANSAS CITY, MISSOURI



300 W 80th Street

Property Features

- › Investor or owner-user opportunity
- › Total buildings: 45,150 SF
 - › 18,395 SF currently available
- › Land area: 1.7 acres
- › Multi-building complex
- › Zoning: M1-5
- › Clear heights: 14' - 16'
- › Taxes: \$19,705
- › Sale prices:
 - › 300-320 W 80th Street (45,150 SF): \$2,100,000
 - › 300-310 W 80th Street (32,070 SF): \$1,475,000
 - › 314-320 W 80th Street (13,080 SF): \$780,000
- › Lease rate: \$4.50 - \$6.00 PSF, gross industrial
- › Rare opportunity to purchase large site in Waldo

2-BUILDING COMPLEX:

300 W 80th Street

- › Available
- › 1,800 - 18,395 SF (0 - 7,000 SF office)
- › 1 dock; 3 drive-ins
- › \$4.50 - \$6.00 PSF

310 W 80th Street

- › Leased (call broker for info)
- › 13,675 SF (1,500± SF office)
- › 2 docks; 2 drive-ins

314 W 80th Street

- › Leased (call broker for info)
- › 3,785 SF (600 SF office)
- › 2 drive-ins

318-320 W 80th Street

- › Leased (call broker for info)
- › 9,295 SF (1,500± SF office)
- › 6 drive-ins

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Pictures



310 W 80th Street > Office



314 - 318 W 80th Street



300 W 80th Street > Fenced Yard



300 W 80th Street > Rear Loading



310 W 80th Street



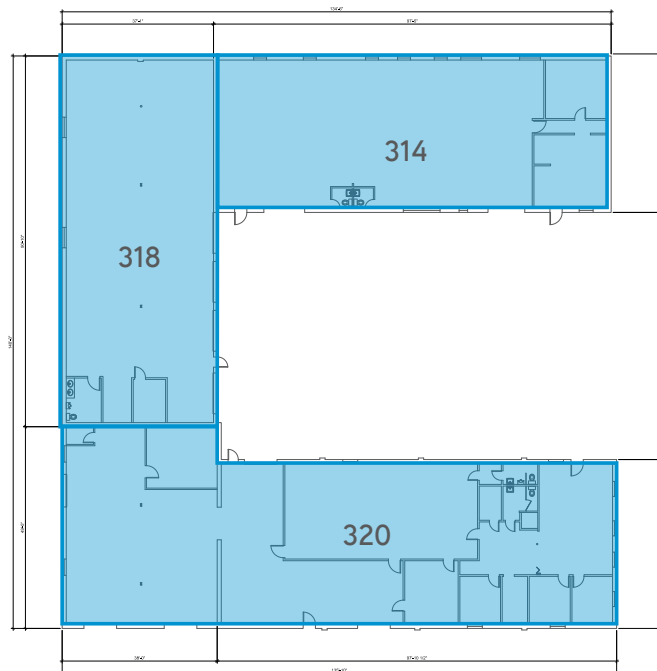
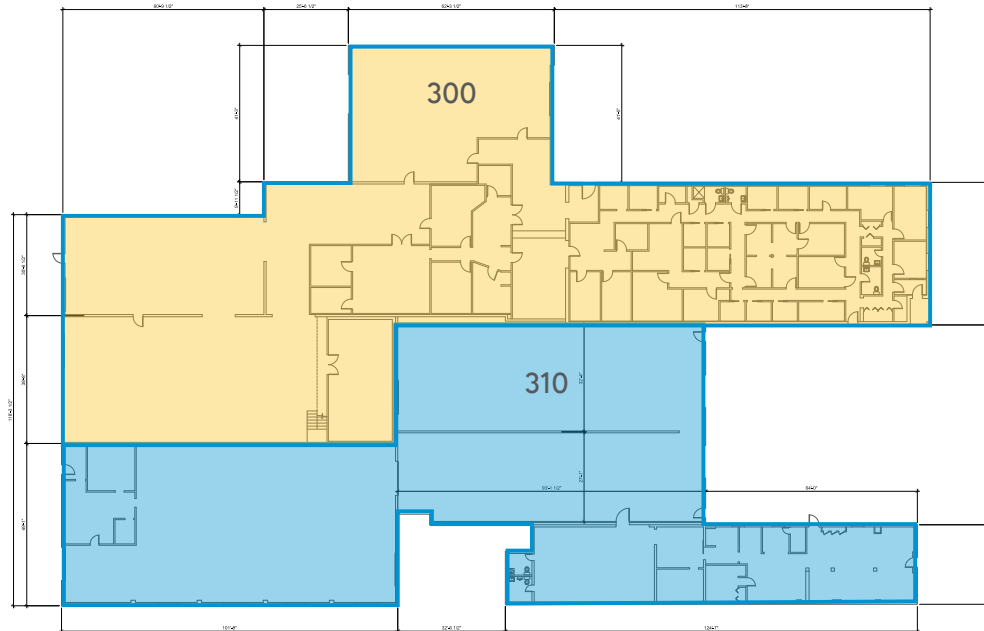
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Floor Plans



 Available
 Leased

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Aerial



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