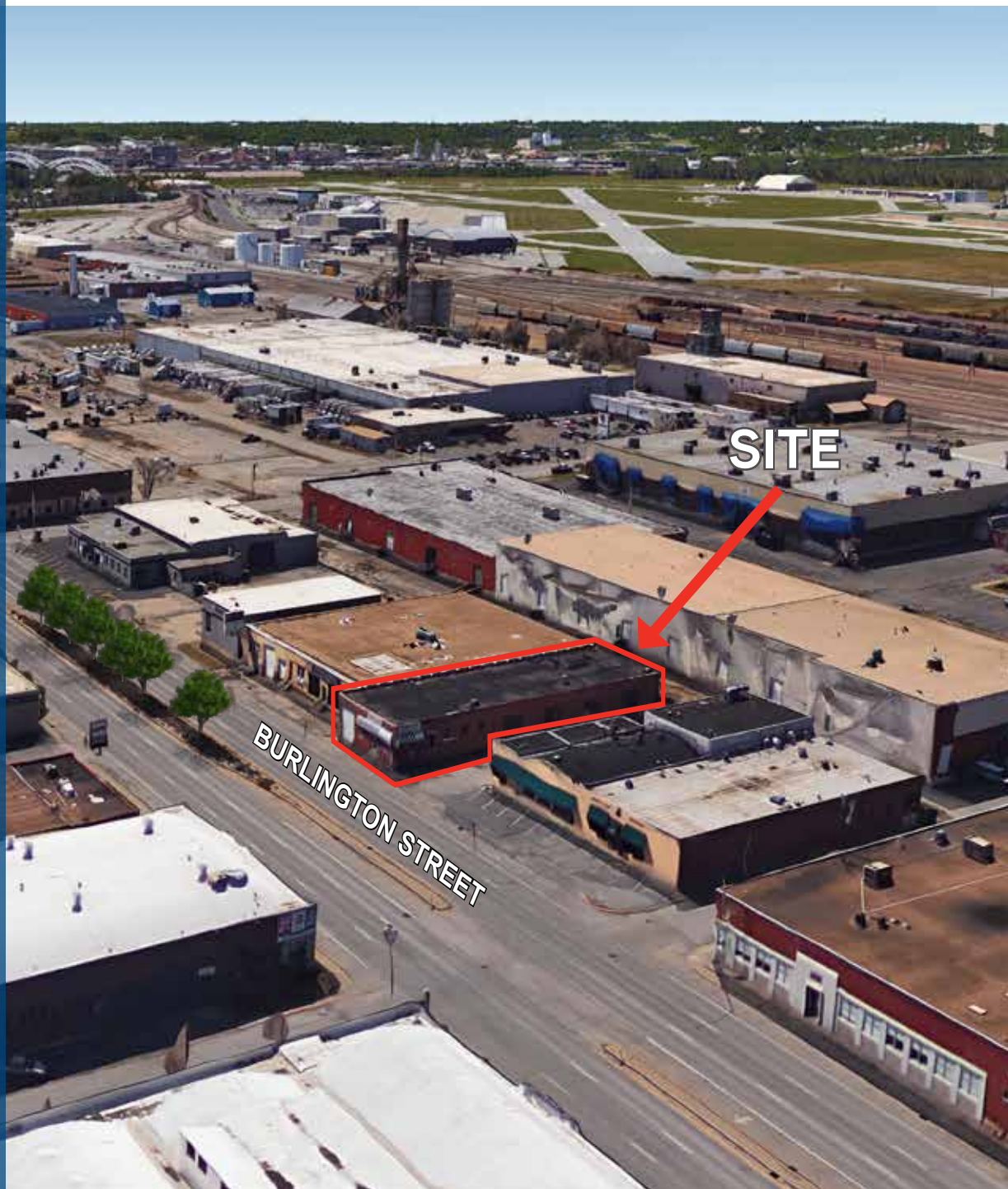


1234 BURLINGTON

North Kansas City, Missouri

INDUSTRIAL | RETAIL | OFFICE
8,200± square feet

Colliers
INTERNATIONAL



1234 BURLINGTON

North Kansas City, Missouri

1234 Burlington offers a variety of options along a high-traffic corridor in a growing submarket. The space has tremendous visibility along Burlington Street and offers a tenant multiple signage opportunities. The space can be configured to fit an industrial user, as well as a retail or office user. The property is undergoing a significant renovation, including a new roof, new windows, and interior and exterior enhancements.

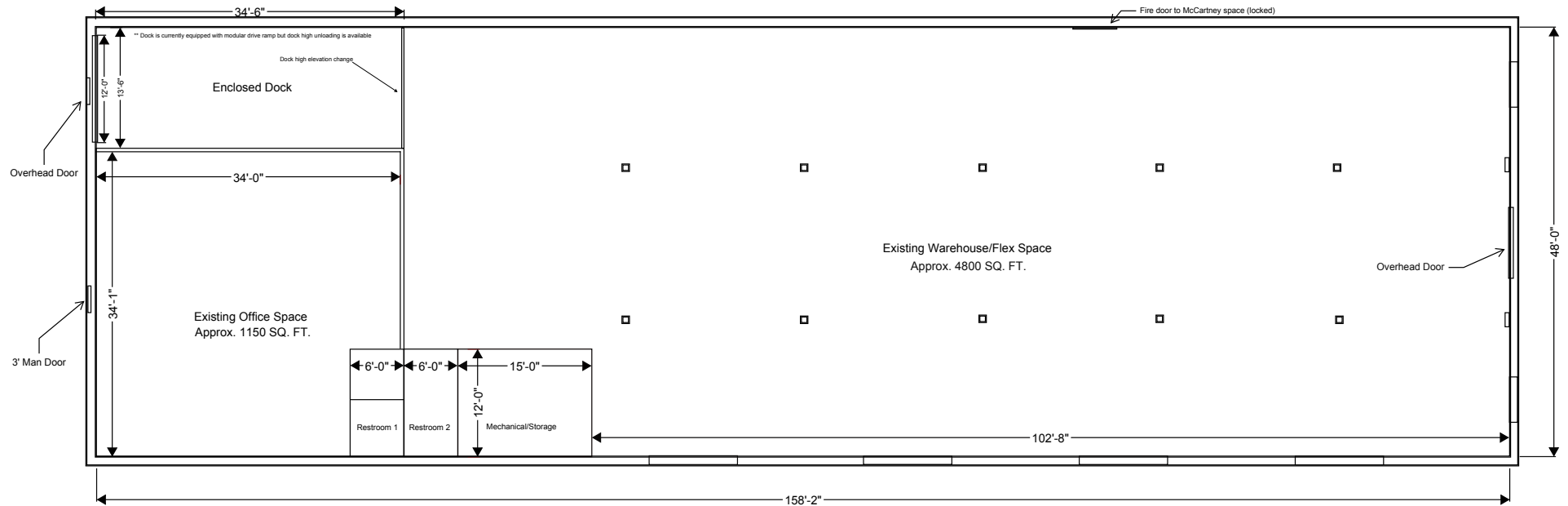


BUILDING FEATURES

1234 BURLINGTON

- > AVAILABLE SF: 8,200±
- > OFFICE SF: 1,150±
- > LOADING:
 - > 8' x 8' ramped rear loading door
 - > 14' x 12' grade level door with recessed dock and steel ramp
- > PARKING: private on-site
- > SIGNAGE: highly visible
- > LEASE: as is or build to suit
- > POWER: 3-phase

FLOOR PLAN INDUSTRIAL | RETAIL | OFFICE



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