

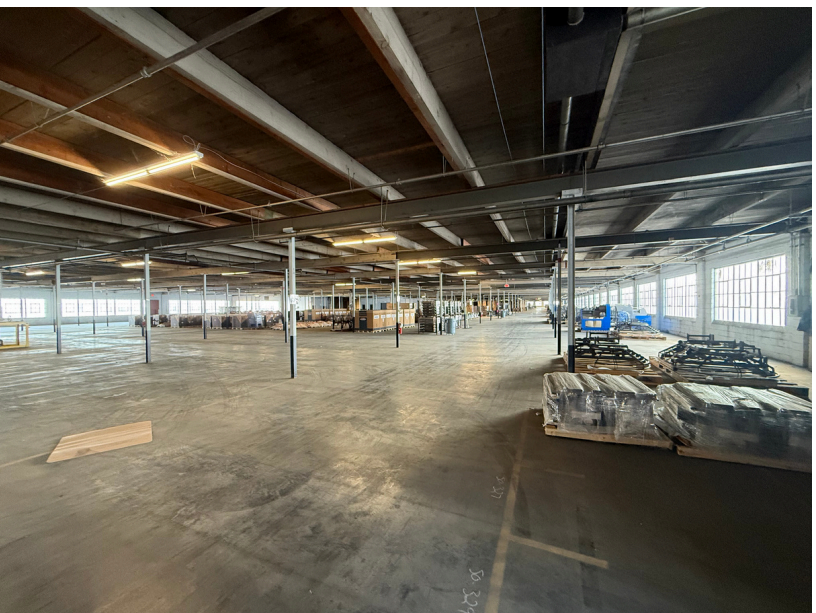
1520 Swift Street North Kansas City, MO 64116

For Sale | \$8,500,000

For Lease | 162,500 SF Available | Rents Starting at \$3.95 PSF + NNN



162,500 SF Single Tenant Industrial Building with (7) Dock High Doors  
Currently Leased to Single Tenant Through November 2025



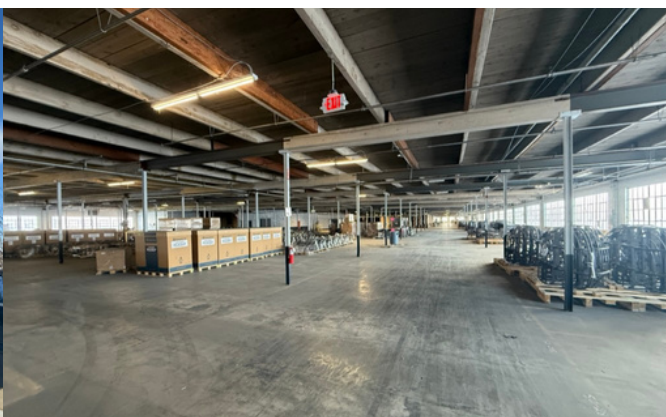
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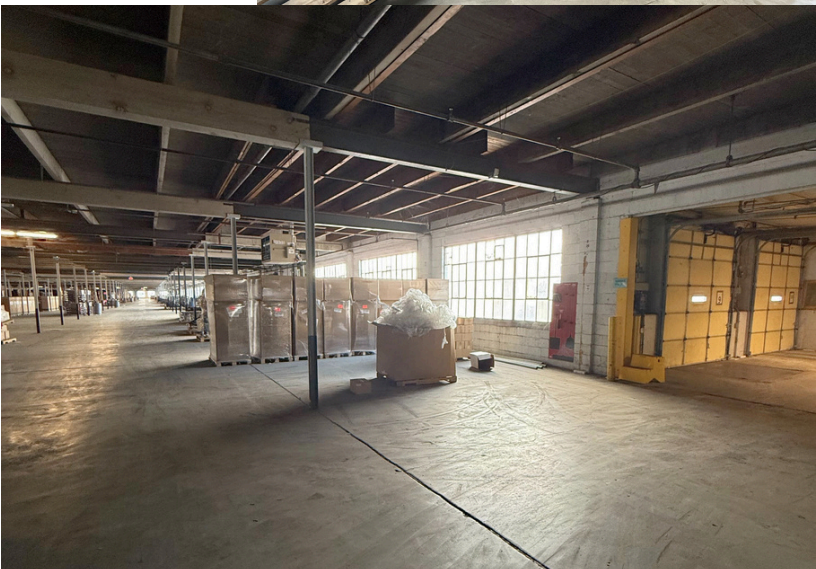
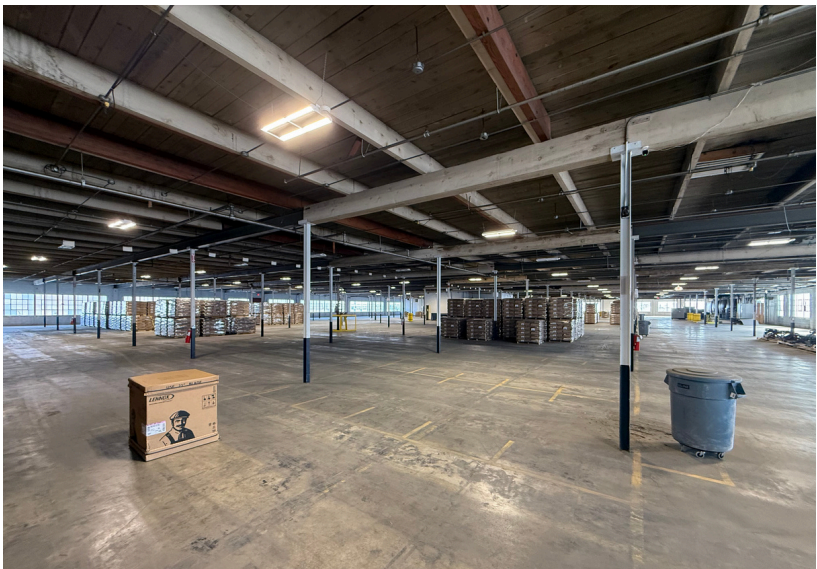
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- 1 Story | 162,500 SF Industrial Warehouse Including:
- ~ 10k SF Space Built Out as Cannabis Extraction Lab (MTM)
  - Includes Future Office Space Already Framed In
- ~1,000 SF Office Space & 3 Restrooms (South Side)
- 7 Total Dock High Doors:
  - 3 Covered Dock High Doors on Swift (East Side)
  - 2 Dock High Doors on 14th Ave (South Side)
  - 2 Dock High Doors on 15th Ave (West Side)
  - Bonus Roll Up Door Exits to ~2,000 SF Fenced Storage Area
- (1) 2.5 MW Transformer 480v/4,000 amps
- (1) 1.0 MW Transformer 480v/1,600 amps
- Roof is ~ 20 Years Old - Performing Well
- 13' Clear | Column Spacing 20' on Center | Heated Warehouse
- Total Land: 4.27 Acres (186,000 SF)
- Taxes = ~\$86,000, Insurance = ~\$30,000



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West Side  
15th Ave Street  
(2) Dock High Doors



East Side  
Swift Street  
(3) Dock High Doors with  
Covered Loading



South Side  
14th Ave  
(2) Dock  
High Doors



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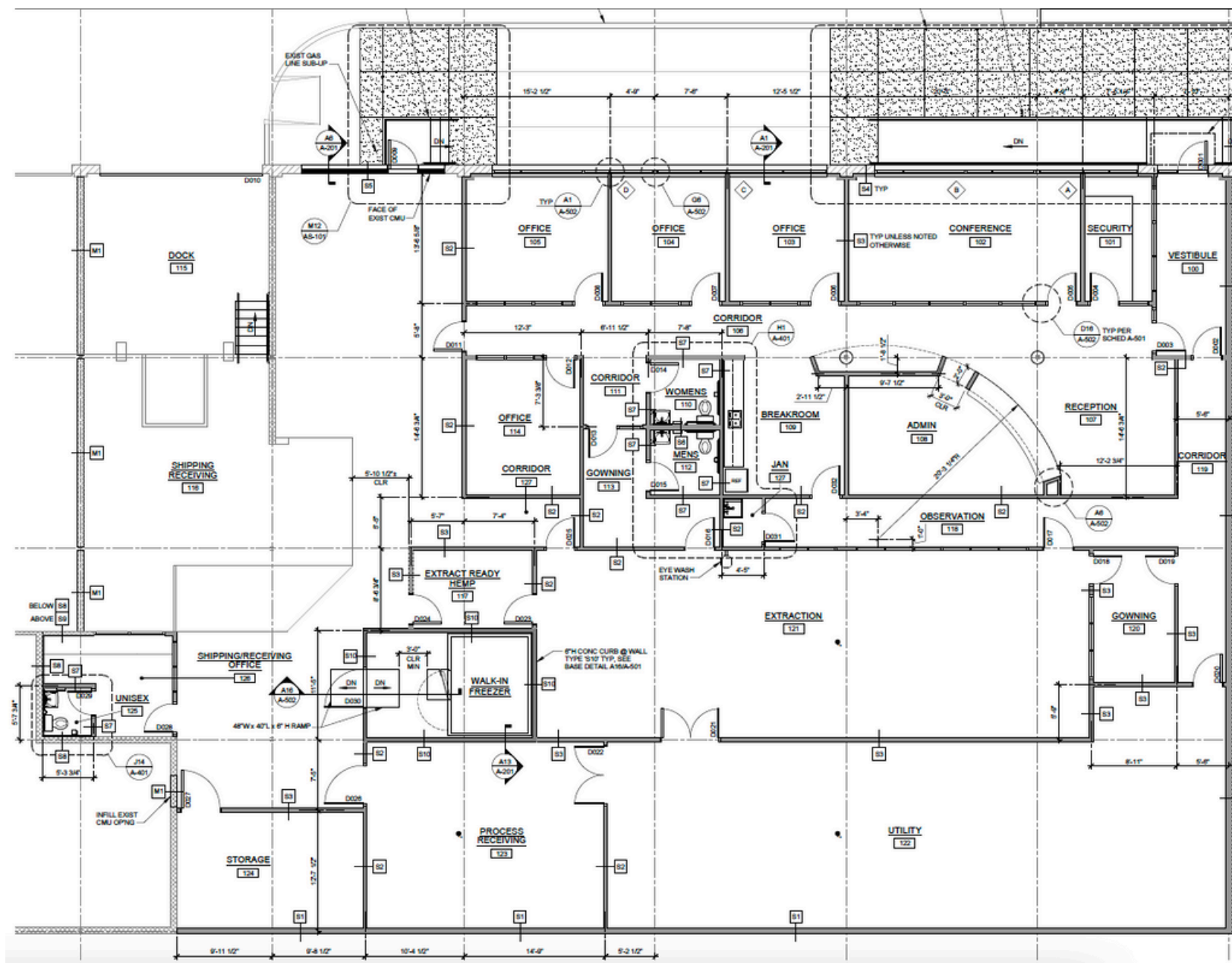
For Sale | \$8,500,000

For Lease | ~9,275 SF Extract Space + Future Office - Call for Pricing



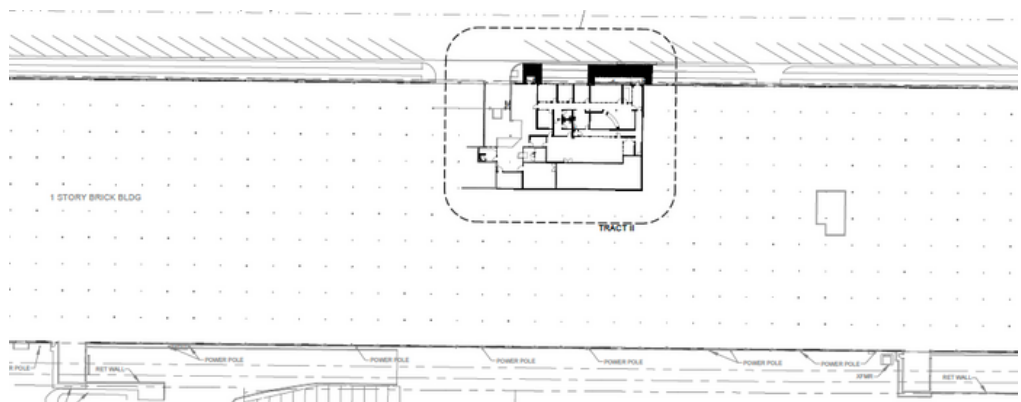
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~ 9,275 SF Space Built Out as Cannabis Extraction Lab (Currently Month-to-Month)

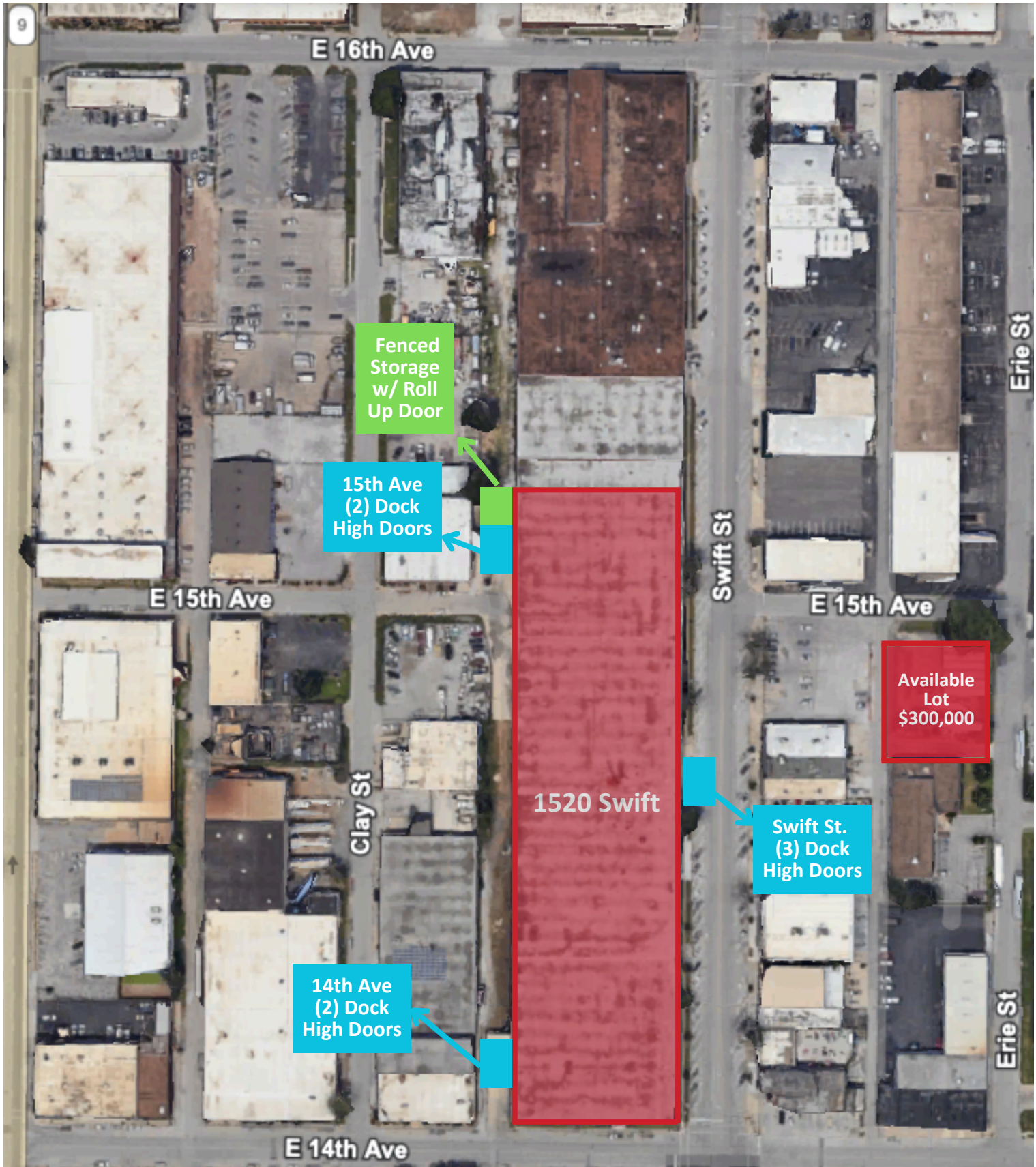
- Includes Future Office Space
  - Framed In Not Finished
- (1) Swift St. Dock High Door



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- Excellent North Kansas City Location on Swift Street - Nearly Two Full City Blocks
- Join the North Kansas City Renaissance as the Community Continues to Undergo Massive Redevelopment
- Owner User or Investment Opportunity
- Surrounded by Multifamily, Retail, Restaurants, Industrial & More!
- Just 3 Blocks from Charming Armour Road Featuring Retail & Restaurants
- Space Could Be Easily Divided Into (3) ~ 40,000 - 50,000 SF Warehouses Each with Own Dock High Doors
- Sellers Would Consider Owner-Financing
- Additional Parking Lot at 15th & Erie Can Include in Sale for Additional \$300,000 (see map on previous page)

<b>MCI Airport</b>	<b>16 Miles</b>
<b>River Market / Downtown</b>	<b>2 Miles</b>
<b>Briarcliff</b>	<b>2.5 Miles</b>

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