

For Sale | 3040 Manchester Trafficway Kansas City, MO 64129
9.07 Acres Industrial Outdoor Storage with 4 Buildings | 18,000 SF Total

\$3,250,000



9.07 Acres Total | 18,000 SF Building Total Plus 2,000 SF Covered Storage

Ideal for Trucking, Equipment Storage, or Contractor Use

All Tenants are Month-to-Month

Well Located at I-435 & I-70 / 40 Hwy

Drive-In Doors: 11 | Power: 3-Phase & 1-Phase

All Roofs are 15 Years Old

2024 Taxes: \$10,299.66

Zoning: M1-5



Josh Haith
Josh@Haith.com
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**Haith**
& Company, Inc.
Real Estate Services

Jake LaFevers
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Covered 2,000 SF



4,000 SF Building



Back Lot



Back of Front Building



Truck Bay with Pit

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6,000 SF Building Interior



6,000 SF Building Interior



Interior Office



Interior Office



Interior Office Bathroom



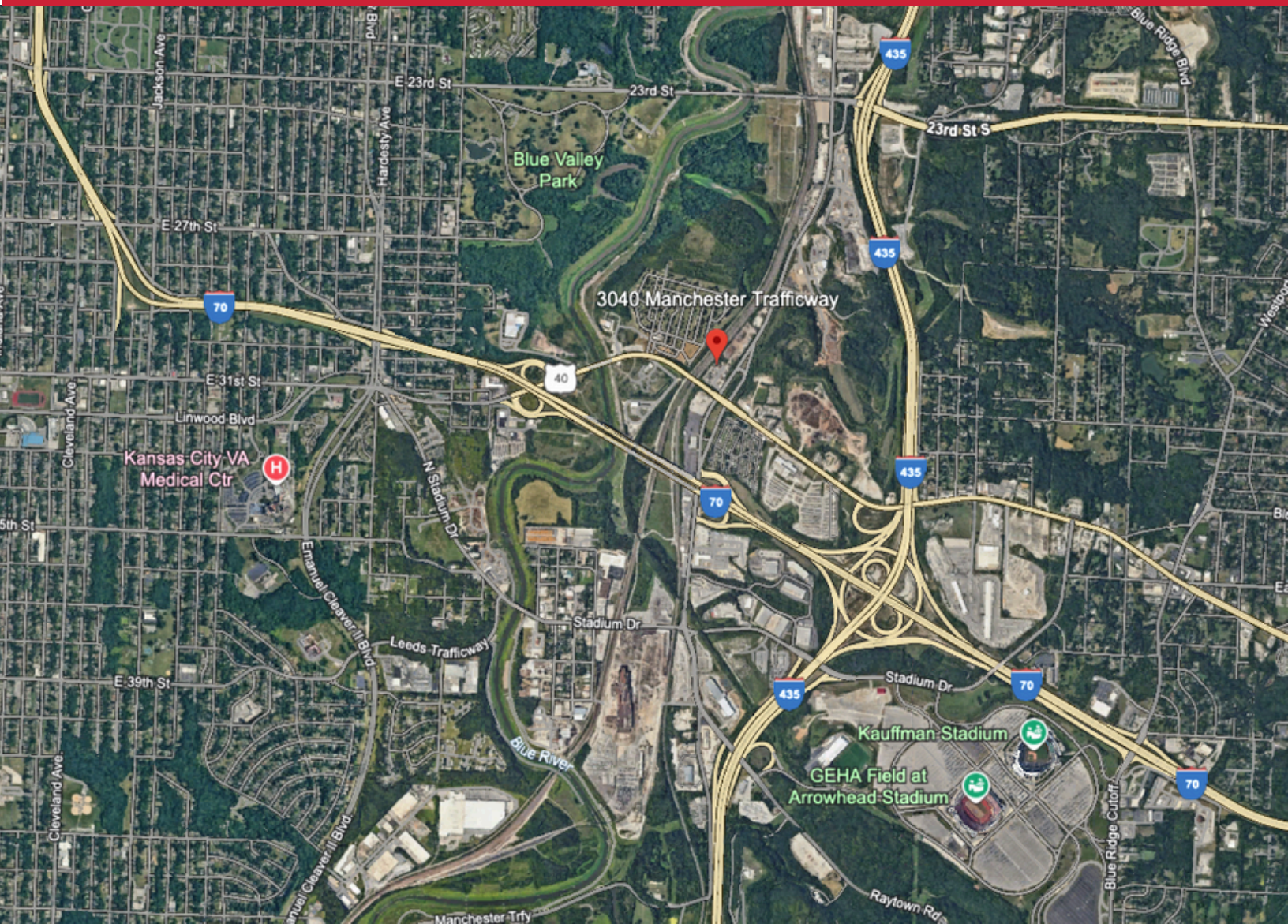
Front Lot Parking Area

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Well Located at I-435 & I-70 / 40 Hwy

I-435	1 Mile
I-70	1.1 Miles
71 Hwy	3.7 Miles

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