

4100

MAIN STREET
KANSAS CITY, MO

33,801 SF
FOR SALE OR LEASE

SHOWROOM + WAREHOUSE BUILDING ON KC STREETCAR LINE

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**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

BUILDING SPECS

BUILDING SIZE	33,801 SF
CONSTRUCTION	Brick and concrete structure
YEAR BUILT	1989
CLEAR HEIGHT	10' to drop ceiling 14' to deck
LOADING	One (1) 8' x 8' dock-high
MATERIAL HANDLING	Elevator and multi-floor conveyor system
FIRE SUPPRESSION	Fully sprinklered
CLIMATE CONTROL	Fully air conditioned and heated

SITE SPECS

LAND SIZE	0.99 acres across four parcels
PARKING SPACES	±70
PUBLIC TRANSIT	On KC Streetcar extension
ZONING	B3-2
2024 TAXES	\$76,833.21 (\$2.27 PSF)
ELECTRIC PROVIDER	Evergny
GAS PROVIDER	Spire
SEWER	KC Water
WATER	KC Water
PRICING	
SALE	\$4,250,000
LEASE	Call for pricing

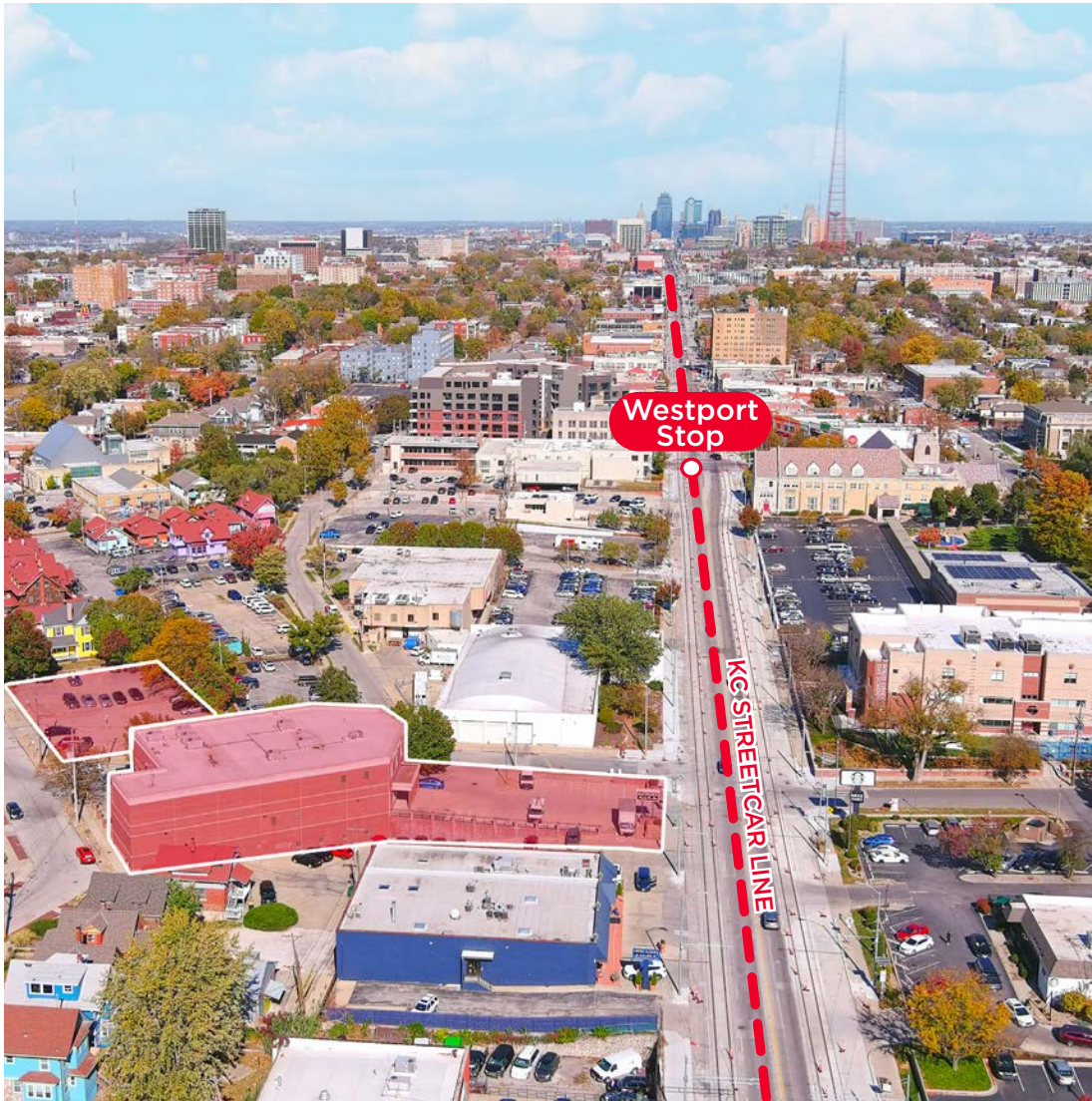


AERIAL MAP



KANSAS CITY STREETCAR

PROPERTY IS LOCATED ON THE KC STREETCAR EXTENSION, PROJECTED TO BE COMPLETED MID 2025



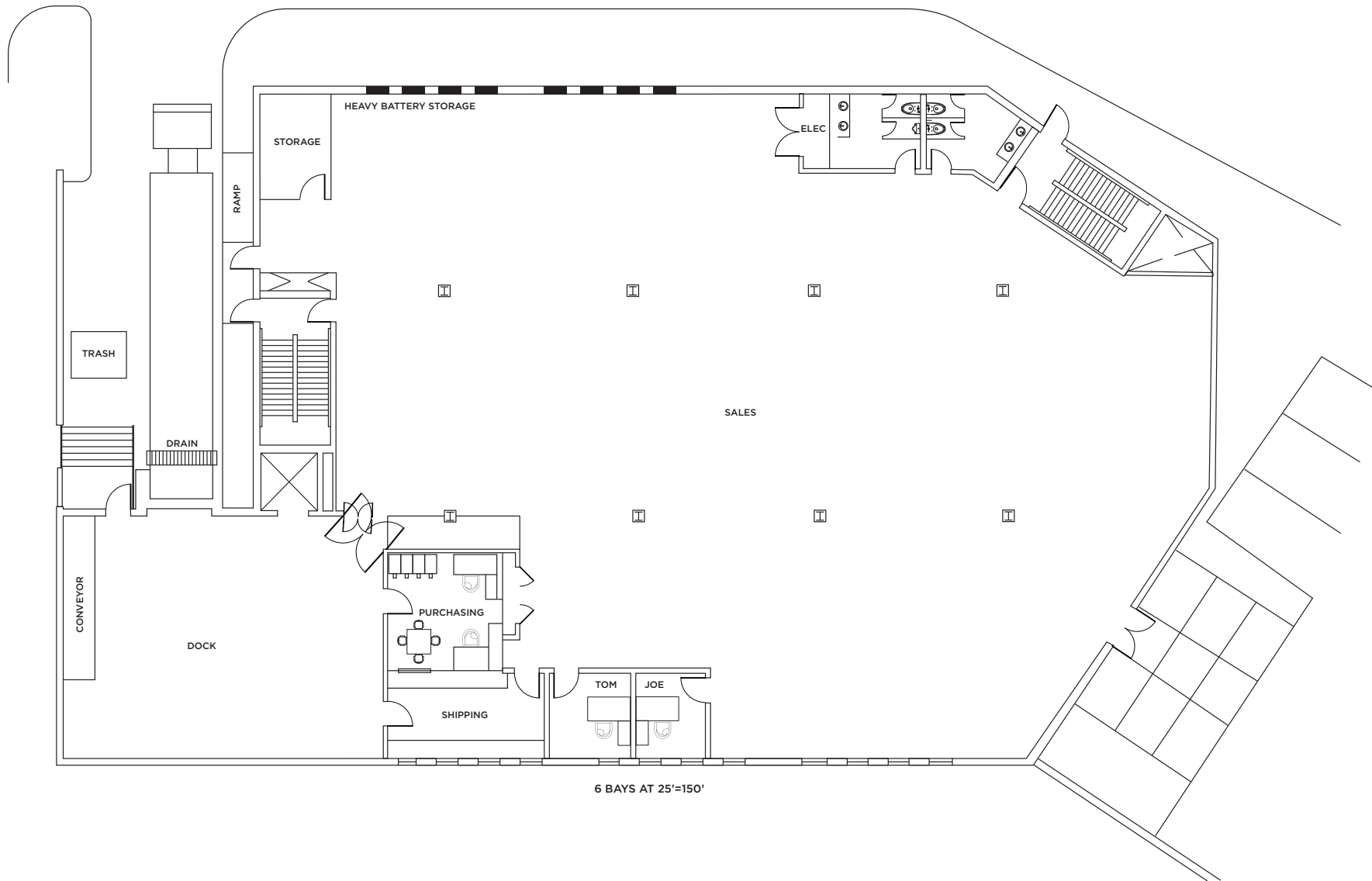
SHOWROOM & OFFICE PHOTOS



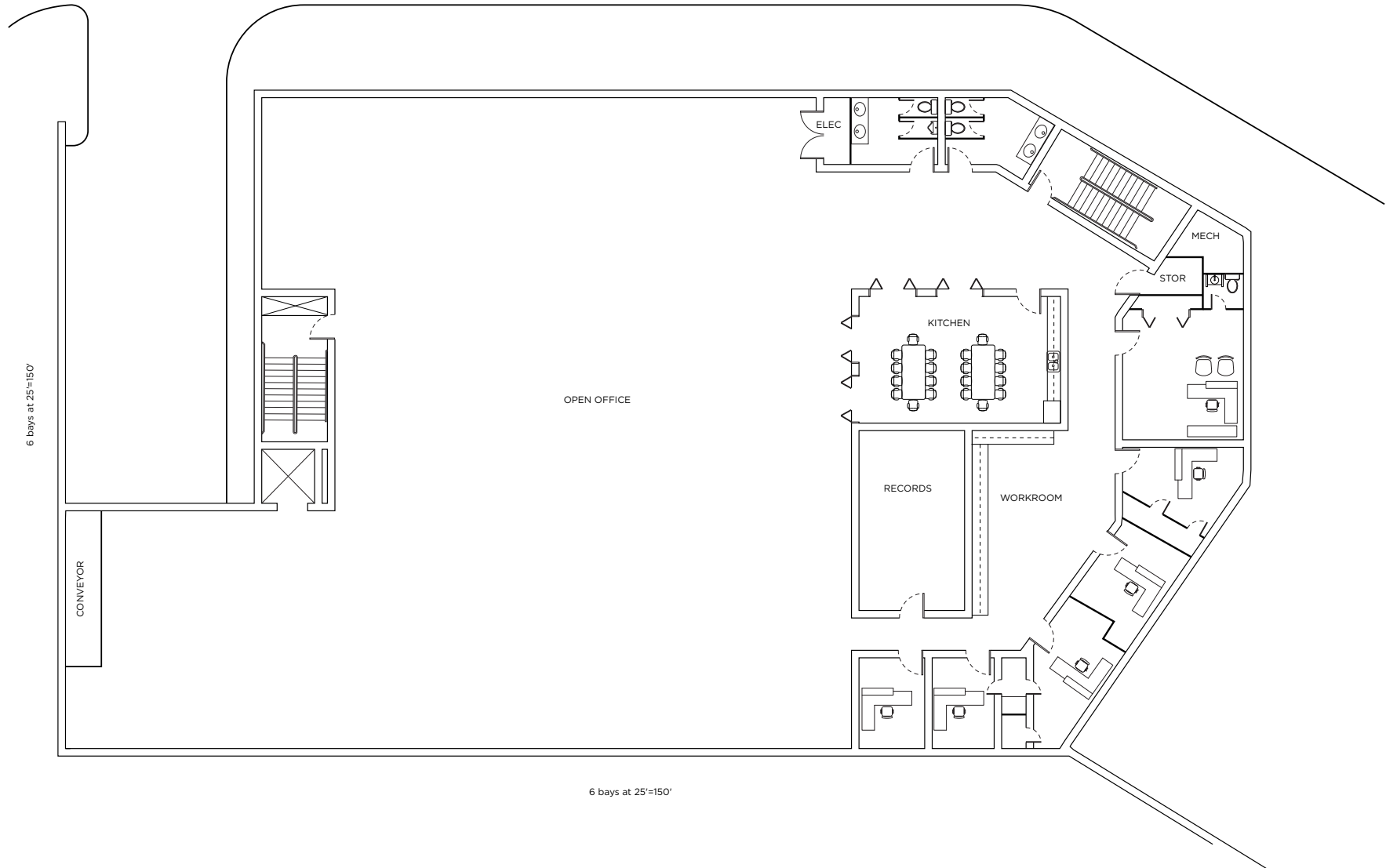
WAREHOUSE PHOTOS



MAIN FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN

