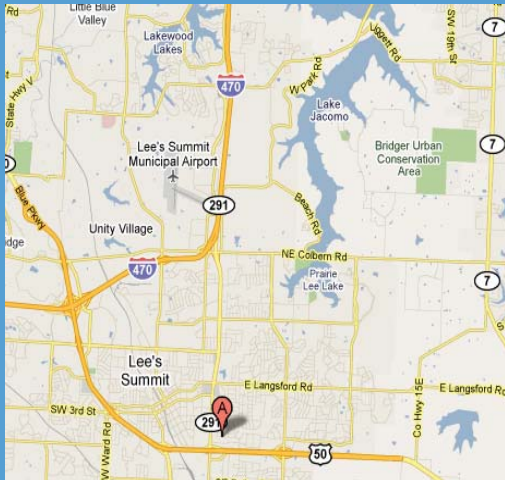


# 952 SE 7th Street Terrace Lee's Summit, Missouri

## FOR SALE



## 11,075 ± SF Office/Warehouse

- 2,000 ± SF of office area
- Heavy power
- 100% HVAC
- Dock-high and drive-in loading
- Mezzanine storage

For Additional Information  
Please Contact:

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WAKEFIELD®**

**KESSINGER HUNTER**

COMMERCIAL REAL ESTATE SINCE 1879  
INDEPENDENTLY OWNED AND OPERATED

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change.

**952 SE 7<sup>th</sup> Street Terrace  
Kansas City, Missouri**



**KESSINGER HUNTER**  
COMMERCIAL REAL ESTATE SINCE 1879  
INDEPENDENTLY OWNED AND OPERATED

<b>Total Size:</b>	+/- 11,075 SF
<b>Office Area:</b>	+/- 2,000 SF
<b>Land:</b>	1.00 Acre
<b>Construction Type:</b>	Metal
<b>Year Built:</b>	1987 (addition in 1997)
<b>Floor Type:</b>	Concrete
<b>Loading:</b>	Two (2) drive-in doors, one (1) dock-high
<b>Clear Height:</b>	14' – 18'
<b>Electrical:</b>	600 Amp, 3-phase 120/240 Volt
<b>Lighting:</b>	Fluorescent
<b>Heat Type:</b>	AC in warehouse
<b>Parking:</b>	15 striped spaces
<b>Zoning:</b>	PI-1 Planned Light Industrial District
<b>Date Available:</b>	Immediately
<b>Taxes:</b>	\$18,484.79 (2010)
<b>Sale Price:</b>	\$499,000
<b>Comments:</b>	Mezzanine storage, free span warehouse



For more information contact:

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