

FOR SALE/LEASE

RIVER MARKET 12,000 SF WAREHOUSE/FLEX

500 E 1st Street | Kansas City, MO 64106



20,000+ CPD

PROPERTY HIGHLIGHTS

- ~12,000 SF Flexible industrial building well-suited for warehouse, distribution, manufacturing, showroom, or adaptive reuse
- Tall clear heights with exposed steel beam construction
- 10+ dock-high loading doors plus one drive-in door for efficient shipping and receiving
- Up to 800 amps of power to support a variety of industrial operations
- Excellent connectivity with immediate highway access, KC Streetcar access, ample parking, and a highly walkable location
- Prime River Market and Berley Riverfront fringe location with convenient access to Downtown KC and regional transportation networks

GORDON SMITH

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O (816) 298-9998
7227 Metcalf Avenue, Suite 201
Overland Park, KS 66204



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