



Call For Pricing!

- +/-30,000 SF with +/-3,500 SF of Office on +/-1.56 Acres
- 2 Docks and 1 Drive-in
- Free-Standing Armourdale Warehouse
- Excellent Owner/User Opportunity

For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

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Building Specifications

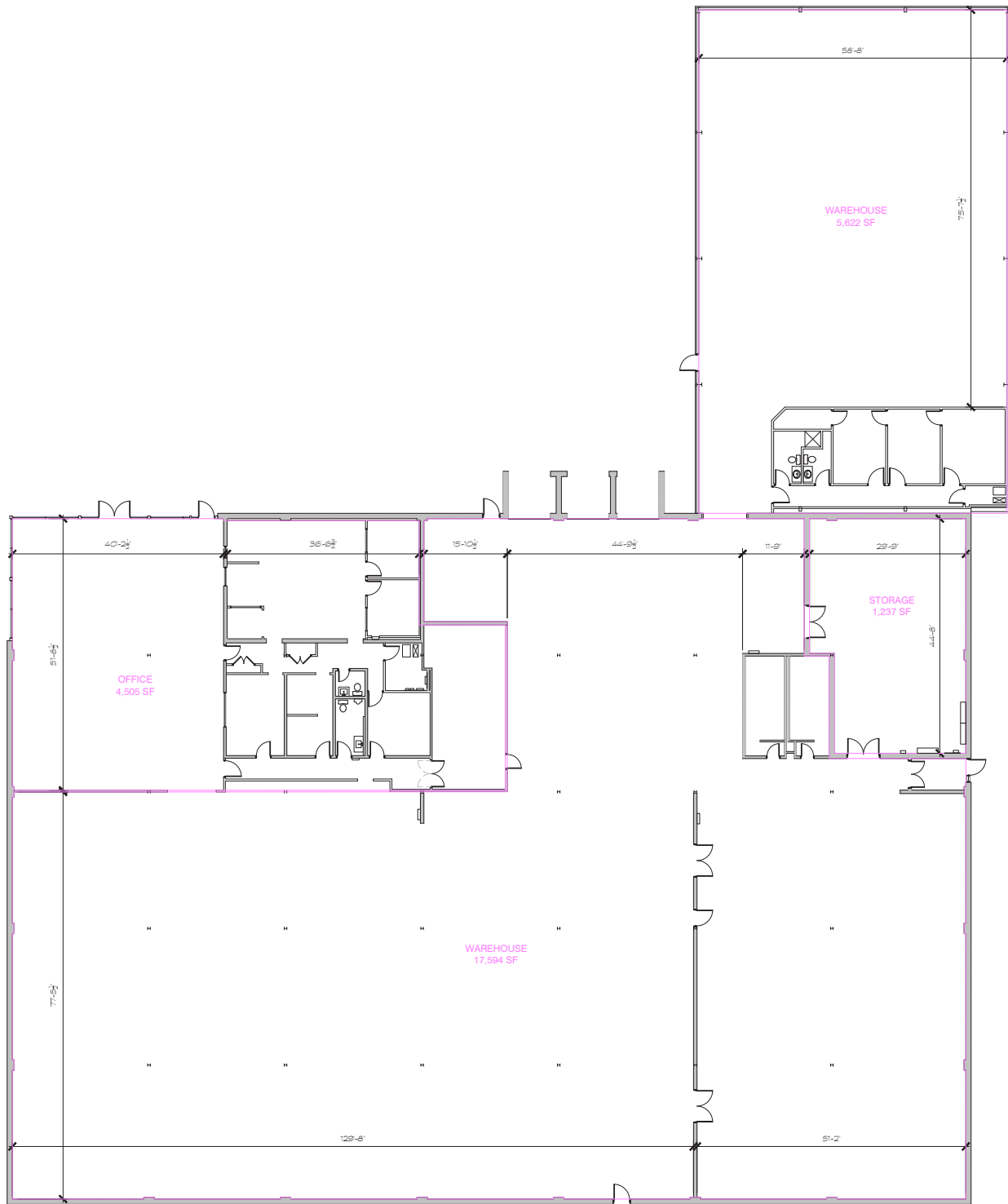
Building Size:	+/- 30,000 SF
Lot Size:	+/- 1.56 AC
Year Built:	1950 with an addition in 1986
Tenancy:	Single
Loading:	2 Docks, 1 Drive-In
Clear Height:	16'
Zoning:	M-3
Parking:	24 surface parking spaces
Roof:	TPO, replaced in 2010
Electrical:	1,600 amp / 240v / 3ph
Taxes (2023):	\$1.62 PSF

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Floor Plan

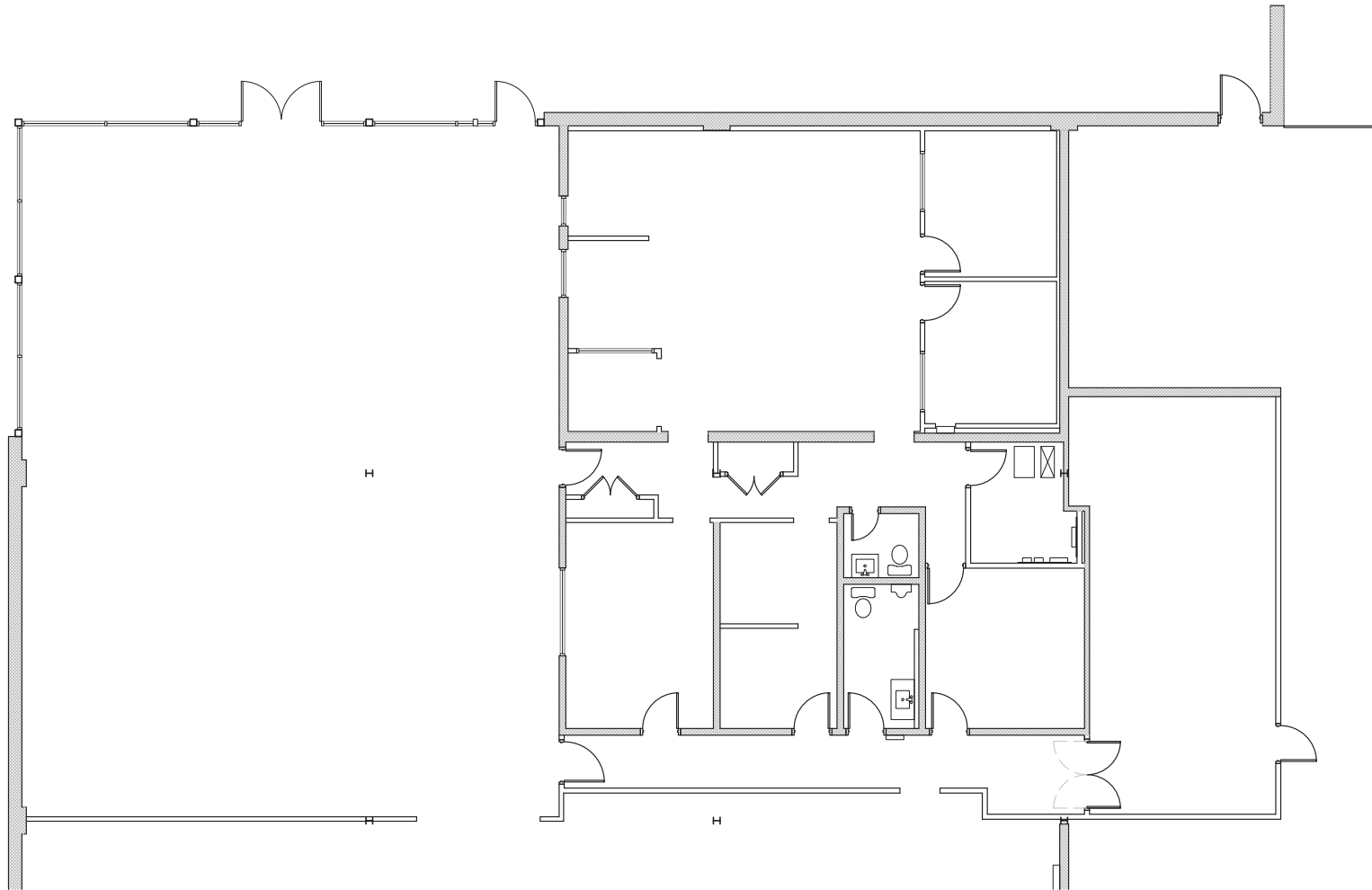


901 S 7th Street Trafficway

Kansas City, Kansas, 66105

For Lease

Office Floor Plan



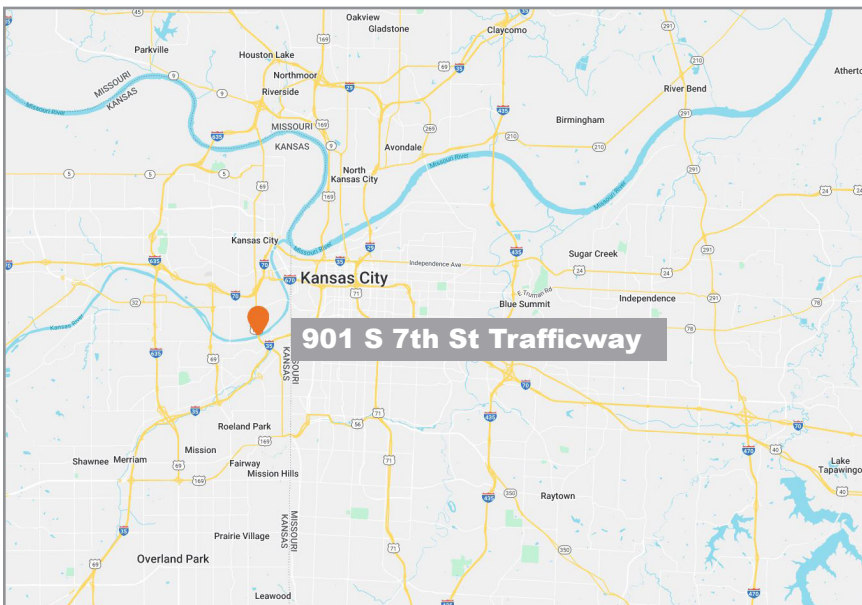
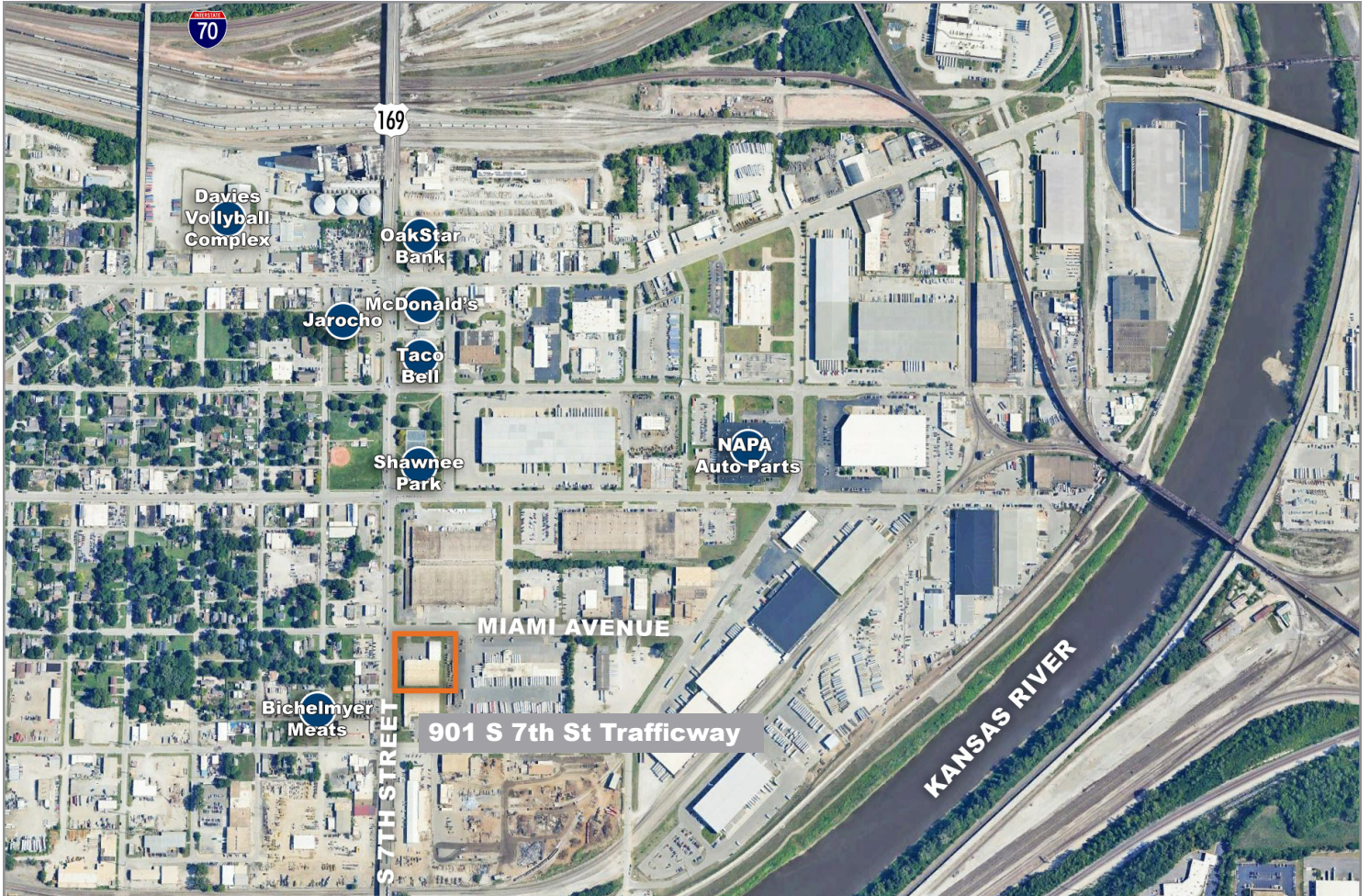
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BLOCK
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For Sale



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