



## 5.11± AC IOS Site in Jackson County

- 3 Buildings Totaling 27,481± SF
- 5.11± AC Across 5 Parcels
- Zoned M1-5, B3-2, and R-1.5
- 12 Drive-In Loading Doors
- Minutes from I-70 and I-435
- Ideal for Contractors, Fleet, Auto, or Equipment/Material Yards
- Equipment Available per a Separate Agreement

## For more information:

Christian Wead  
816.412.8472  
cwead@blockllc.com

Blaise Gunnerson  
816.878.6314  
bgunnerson@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## Building Specifications

Property Addresses & Parcel IDs: 5420 E 10th Street, 28-210-13-01-02-0-00-000  
901 Hardesty Ave, 28-210-13-01-01-0-00-000  
5410 E 10th Street, 28-210-18-05-00-0-00-000  
5431 Winner Road, 28-210-19-03-00-0-00-000  
5510 E 10th Street , 28-210-12-01-00-0-00-000

Lot Size(s) & Surface Type(s): **Total: 5.11± AC**  
5420 E 10th Street: 2.74± AC | Gravel, Fenced  
901 Hardesty Ave: 1.51± AC | Gravel, Fenced  
5410 E 10th Street: 0.29± AC | Gravel  
5431 Winner Road: 0.29± AC | Grass  
5510 E 10th Street: 0.28± AC | Grass

Building Count: 3

Building Size(s): **27,481± SF Total**

- 7,950± SF - 5420 E 10th Street (1)
- 10,531± SF - 5420 E 10th Street (2)
- 9,000± SF - 901 Hardesty Ave

Year Built/Renovated: 1960/1980 – 5420 E 10th Street (1)  
1960 – 5420 E 10th Street (2)  
1985 – 901 Hardesty Ave

Loading: **12 Drive-In Loading Doors Total**  
**5420 E 10th Street (1)**  
2 Drive-Ins (10' x 10')  
**5420 E 10th Street (2)**  
5 Drive-Ins

- 18' x 11' (1)
- 12' x 14' (1)
- 12' x 12' (1)
- 10' x 12' (2)

**901 Hardesty Ave**  
5 Drive-Ins

- 4 External (14' x 16')
- 1 Internal (10' x 8')

## Building Specifications

- Clear Height:
- 5420 E 10th Street (1)**
    - 6'4" – First Floor
  - 5420 E 10th Street (2)**
    - 9'-21' (peak)
  - 901 Hardesty Ave**
    - 16' – Shop
    - 37' – Main Warehouse (47' at peak)

- HVAC:
- 5420 E 10th Street (1)**
    - Office is heated and cooled. No heat in the warehouse.
  - 5420 E 10th Street (2)**
    - 2/3 sections are heated.
  - 901 Hardesty Avenue**
    - Shop space is heated. Warehouse area is not.

Drainage: On-site storm drain

Zoning: M1-5: 5420 E 10th Street, 901 Hardesty Ave, 5410 E 10th Street  
B3-2: 5510 E 10th Street  
R-1.5: 5431 Winner Road

- Real Estate Taxes (2025):
- Total: \$14,303.20 (\$0.52 PSF)**
  - 5420 E 10th Street: \$8,569.04
  - 901 Hardesty Ave: \$4,847.16
  - 5410 E 10th Street: \$324.84
  - 5431 Winner Road: \$126.41
  - 5510 E 10th Street: \$435.75

## Parcel Map



5420 East 10th Street

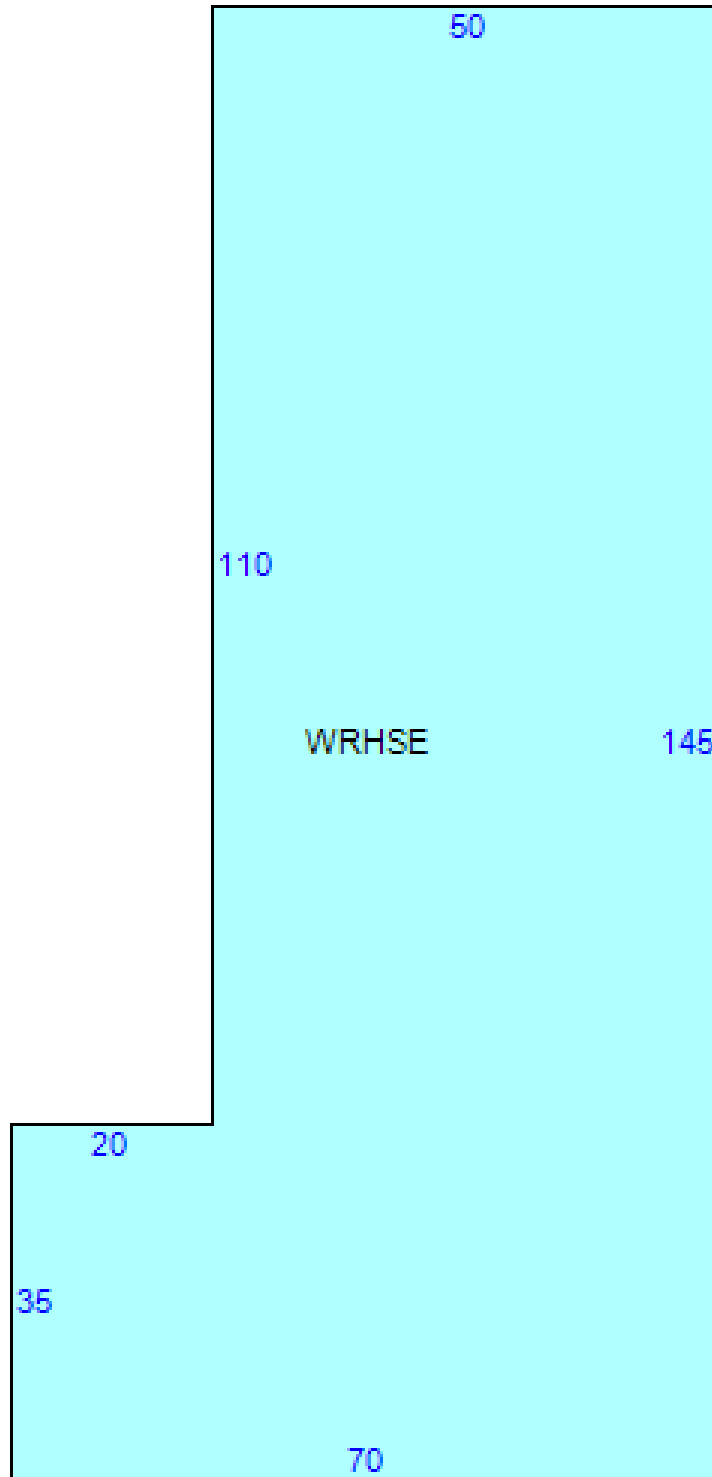
Kansas City, Missouri 64127

For Sale

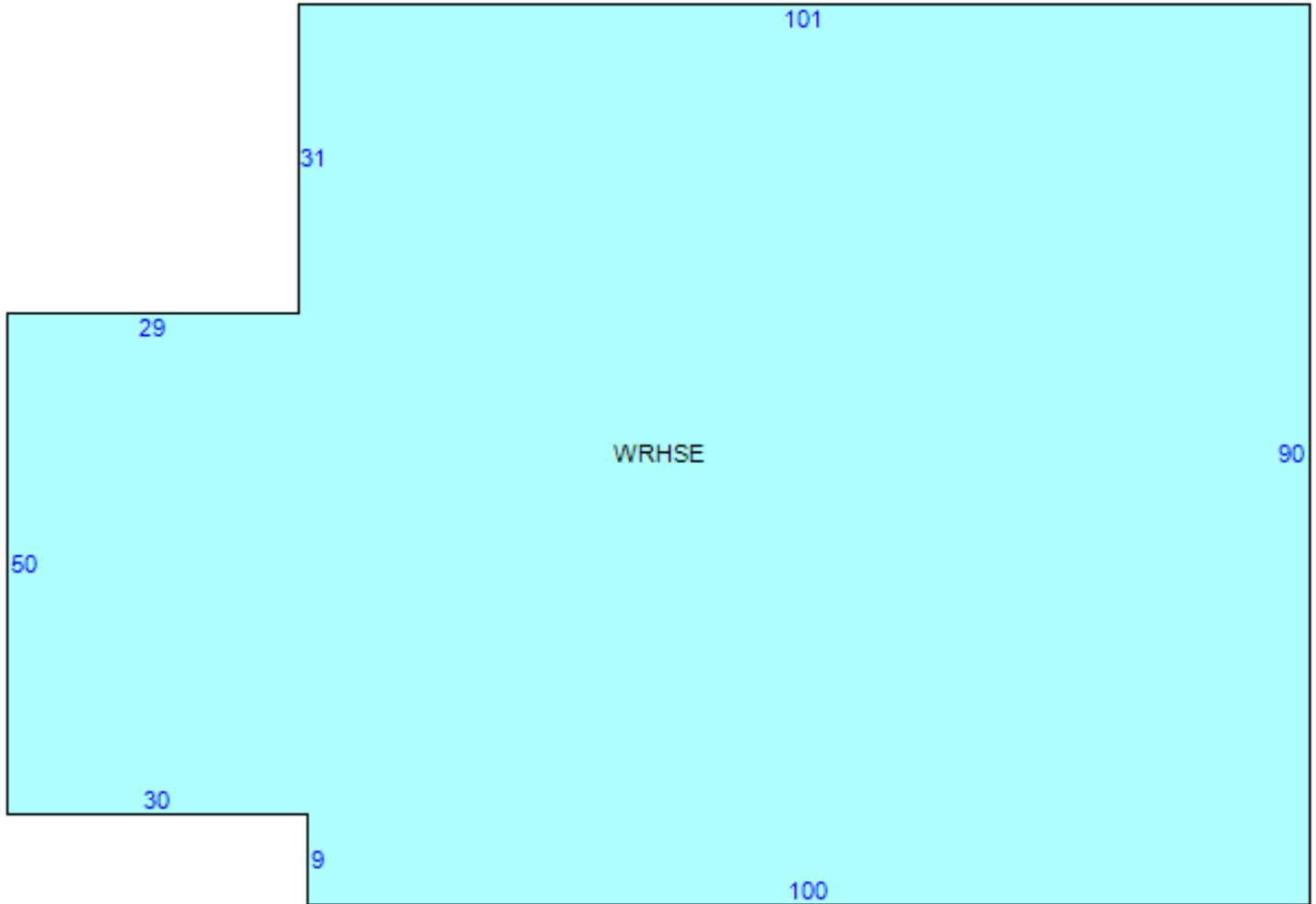
Property Photos



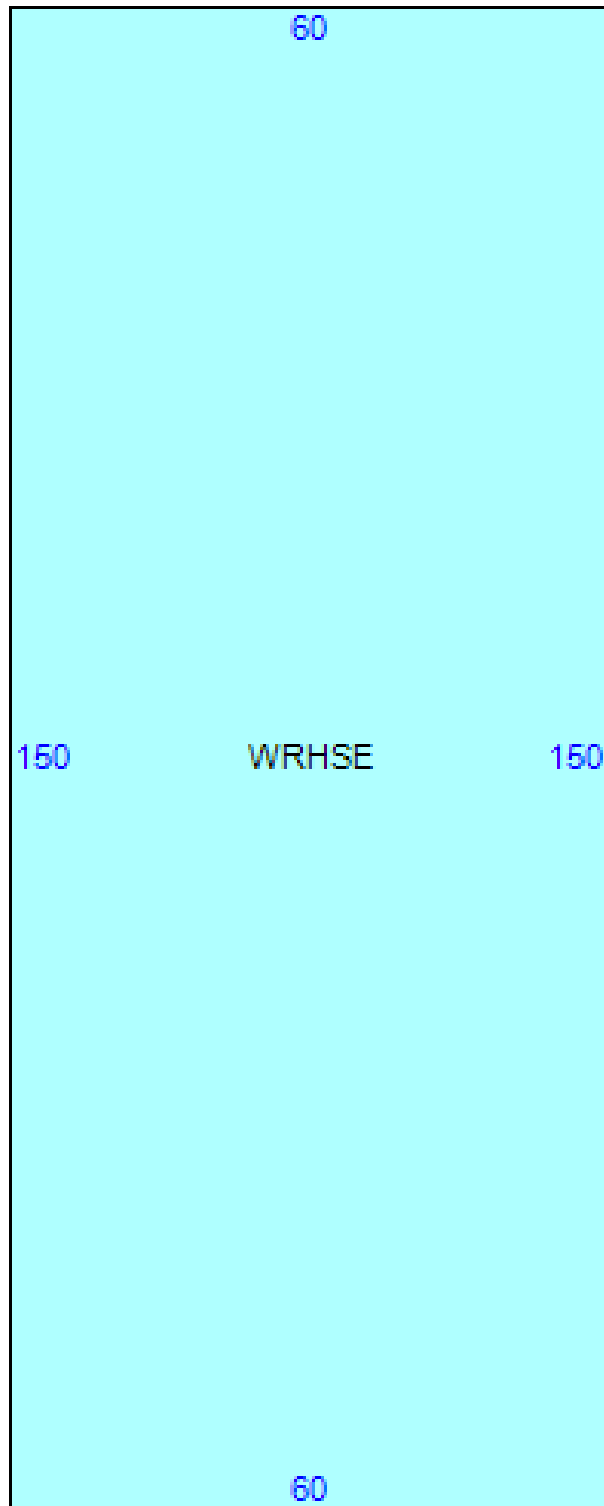
5420 East 10th Street (1) - 7,950 SF



5420 East 10th Street (2) - 10,531 SF



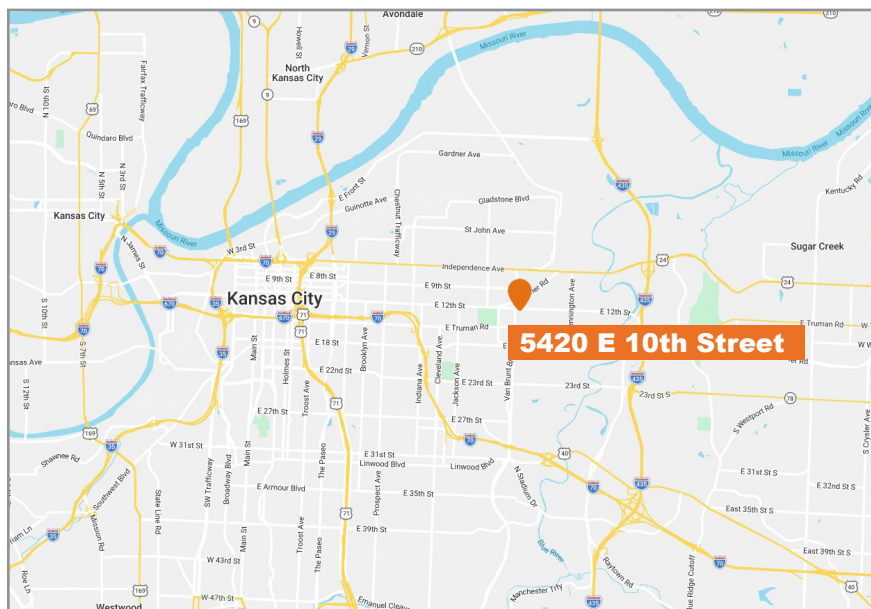
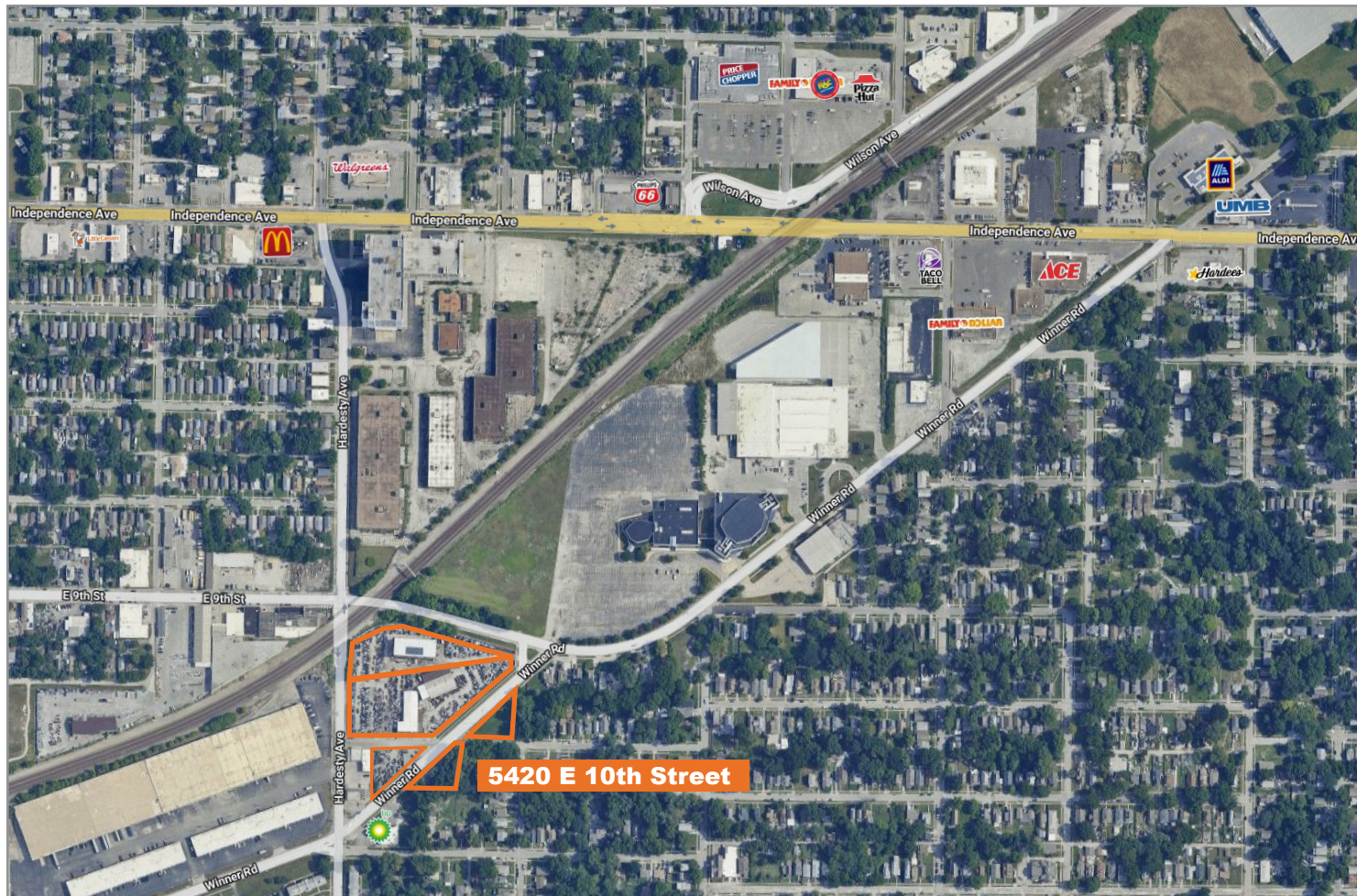
901 Hardesty Avenue - 9,000 SF



# 5420 East 10th Street

Kansas City, Missouri 64127

# For Sale



For more information:

Christian Wead

816.412.8472

[cwead@blockllc.com](mailto:cwead@blockllc.com)

Blaise Gunnerson

816.878.6314

[bgunnerson@blockllc.com](mailto:bgunnerson@blockllc.com)