

**For Sale | 1811 N Topping Avenue Kansas City, MO 64120  
42,000 SF Industrial Building with 6,000 SF Office | 2.72 Acres**

**\$3,150,000**



**Owner-User or Investment Property**

**'Dry Basement' & 'Bargain Bids' are Owned by the Seller - Both Companies are Willing to Sign Leases or Vacate Upon Closing**

**Covered Outside Storage | 3 Dock High Doors**

**5 Drive-In Doors Including Two Oversized Doors (14' x 12' & 12' x 18')**

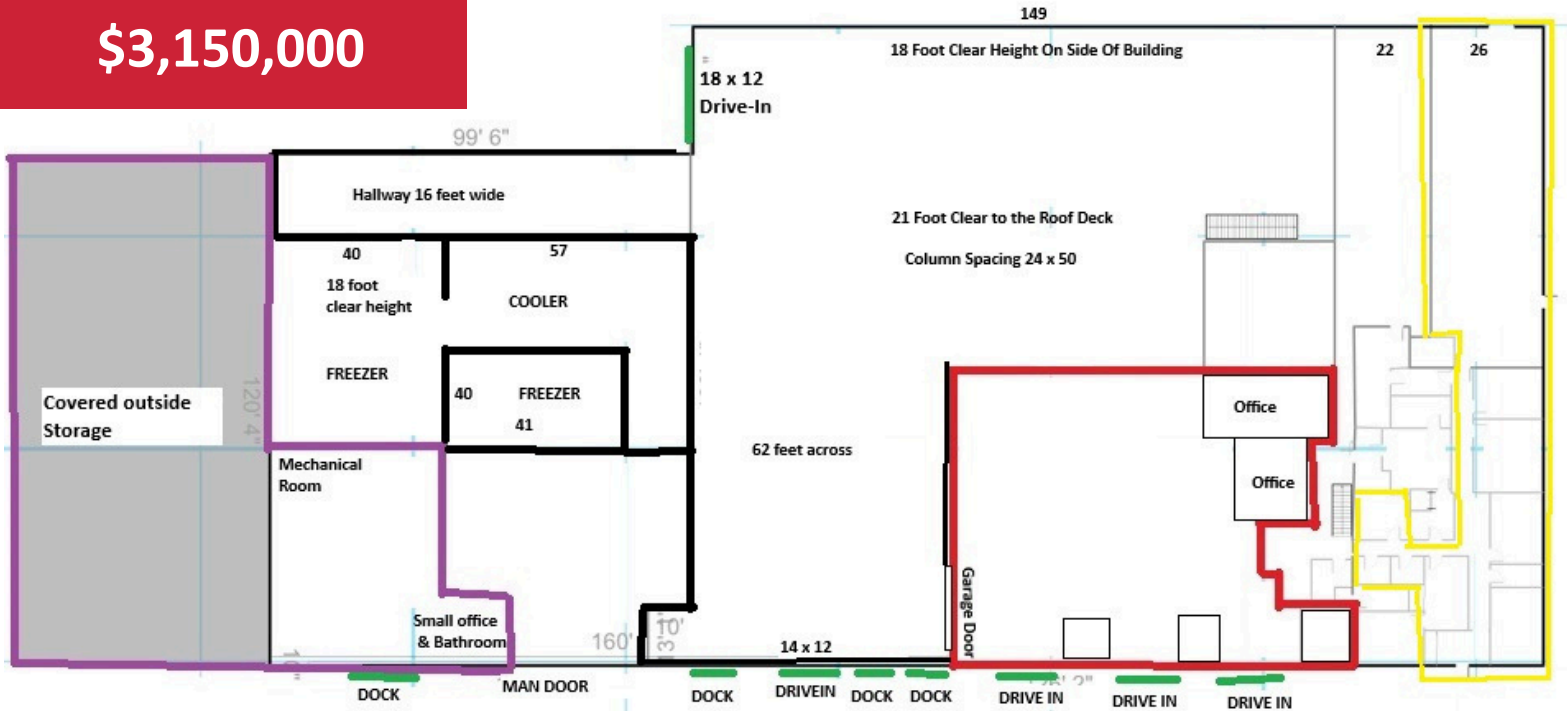
**Please Contact Josh Haith for Financials or to Schedule a Tour**

**Josh Haith  
Josh@Haith.com  
O: (913) 888-3456 x7  
www.Haith.com**



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**42,000 SF Industrial Building Inc. 6,000 SF Office Space | 2.72 Acres**

**\$3,150,000**



Universal Environmental Services

Dry Basement

Bargain Bids

Available for Lease

42,000 SF Building w/ 3 Tenants | 3,900 SF Office is Currently Vacant  
Covered Outside Storage Area  
Zoning – M1-5 | 2.72 +/- Acres  
3 Dock High Doors  
5 Drive-In Doors Including Two Oversized Doors (14' x 12' & 12' x 18')  
3 Phase Power– 4 Panels Range from 100 – 400 amp 120/208 Volts  
21' Clear Height in Center of Building | 18' Clear on the Sides  
Non Operations Cold Storage Infrastructure In-Place  
Dry Fire Sprinkler System  
All HVAC has been Replaced or is in Good Working Order  
Older Roof Performing Well - No Known Issues or Leaks  
No Survey, As-Builts, or Environmental Available  
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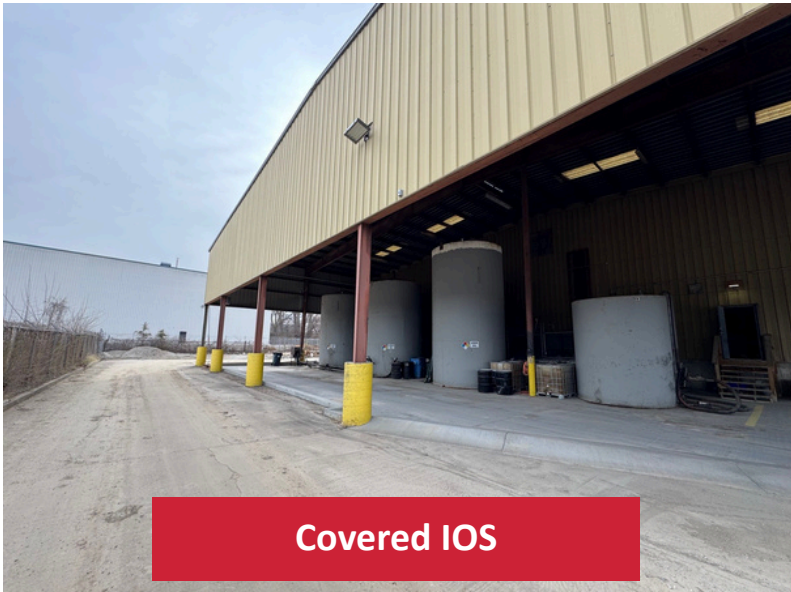
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**Conference Room**



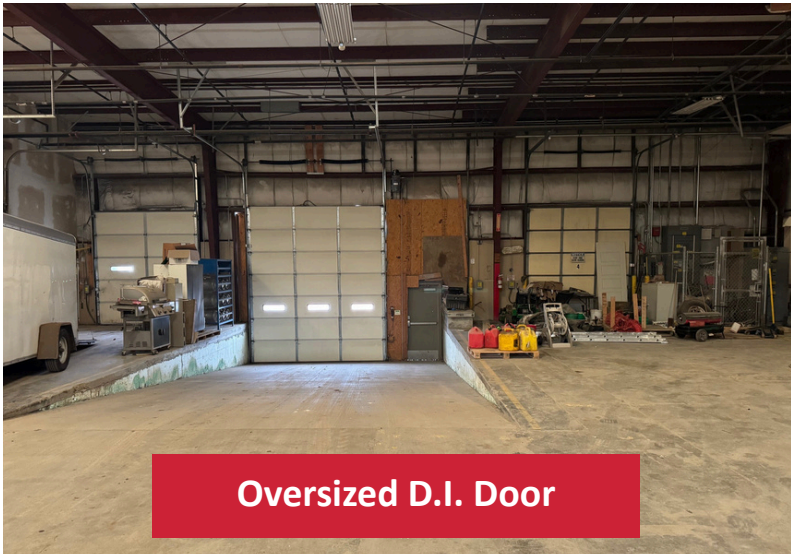
**Bullpen**



**Covered IOS**



**'Dry Basement' Warehouse**



**Oversized D.I. Door**



**Former Cold Storage**

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**Bargain Bids Interior**



**Dry Basement - Office**



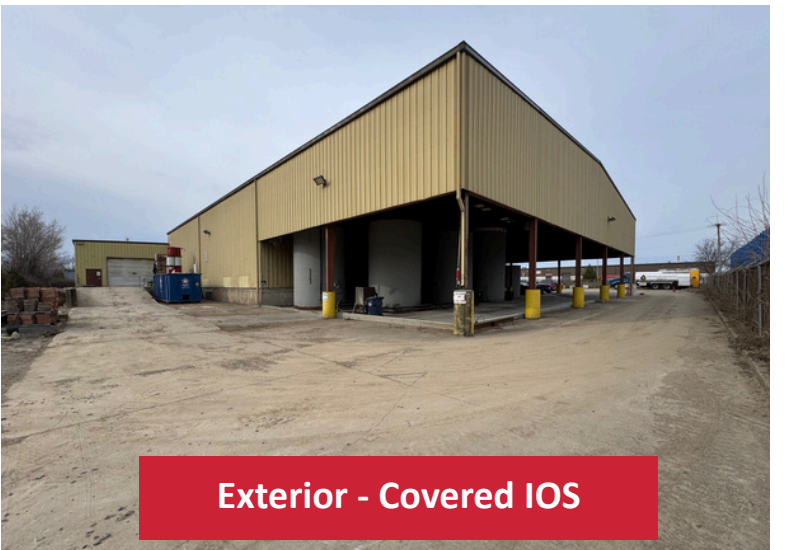
**Bargain Bids - Office Bullpen**



**'Dry Basement' Warehouse**



**Dry Basement Warehouse**

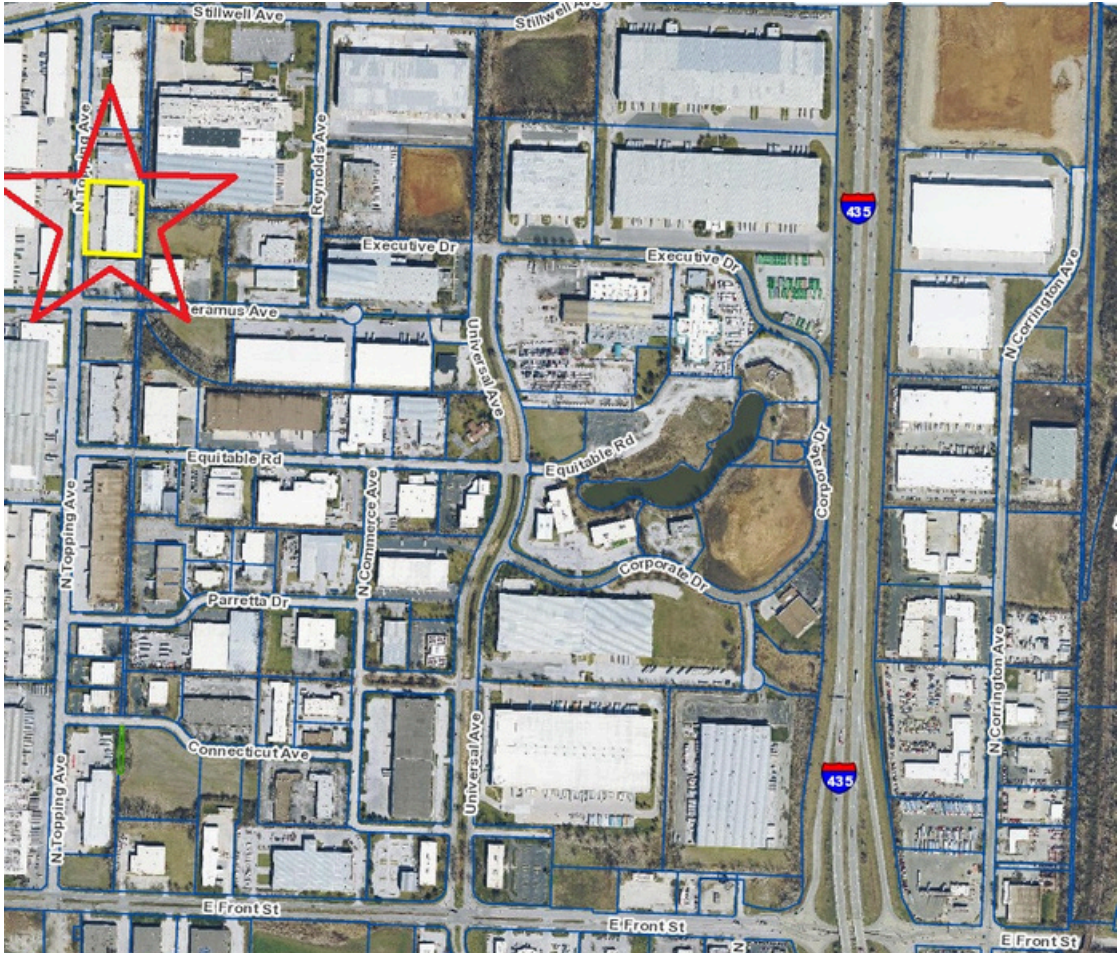


**Exterior - Covered IOS**

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**Excellent Access to I-435 via  
 Front Street**

<b>I-435 &amp; Front St.</b>	<b>1.3 Miles</b>
<b>I-29 &amp; Front St.</b>	<b>3.7 Miles</b>

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