For Sale

Industrial / Outdoor Storage Site

3040 Manchester Trfy

Kansas City, Missouri • Jackson County

Hard Corner of E US 40 Hwy and Manchester Trafficway.

SALE PRICE
$3,250,000

LOT SIZE
9.07 +/- Ac

BUILDING
18,000 SF

ZONING
M1-5



Property View Facing Southeast

SCAN QR CODE TO VIEW ONLINE

CONTACT

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ABOUT THE PROPERTY

Property Overview

Available for sale at $3,250,000, 3040 Manchester Trafficway is a 9.07-acre industrial outdoor storage site in Kansas City, MO featuring 4 buildings totaling 18,000 SF plus 2,000 SF of covered storage. The property includes 11 drive-in doors, 3-phase and 1-phase power, a truck bay with pit, and is zoned M1-5 — well-suited for trucking, equipment storage, or contractor use. All current tenants are month-to-month, providing immediate flexibility for an owner-user or investor. I-435 is 1 mile away and I-70 is 1.1 miles, with 2024 taxes of $10,299.66 and all roofs 15 years old.



Back of Manchester Trfy Frontage Building

KEY HIGHLIGHTS

- 9.07 acres total | 4 Buildings - 18,000 SF total
- 6,000 SF (2 DI @ 15'); 4,000 SF (4 DI @ 14'); 2,000 SF (2 DI @ 14'); Front Building — 3,000 SF Office (Upper) + 3,000 SF Warehouse w/ 3 DI Doors (Lower) incl. Truck Bay w/ Pit
- 2,000 SF of covered storage with 16' clear height
- 11 D.I. doors total across all 4 buildings
- Power: 3-Phase & 1-Phase
- Zoning: M1-5
- Tenants are all currently month-to-month; flexibility for owner operator or investor
- Roofs are all ~15-years old
- 2024 Taxes: $10,299.66
- Completed survey, phase-I and phase-II environmental available

THE TOUR



4,000 SF building with D.I. doors



Covered 2,000 SF



Truck bay with maintenance pit



6,000 SF building interior



Interior office space

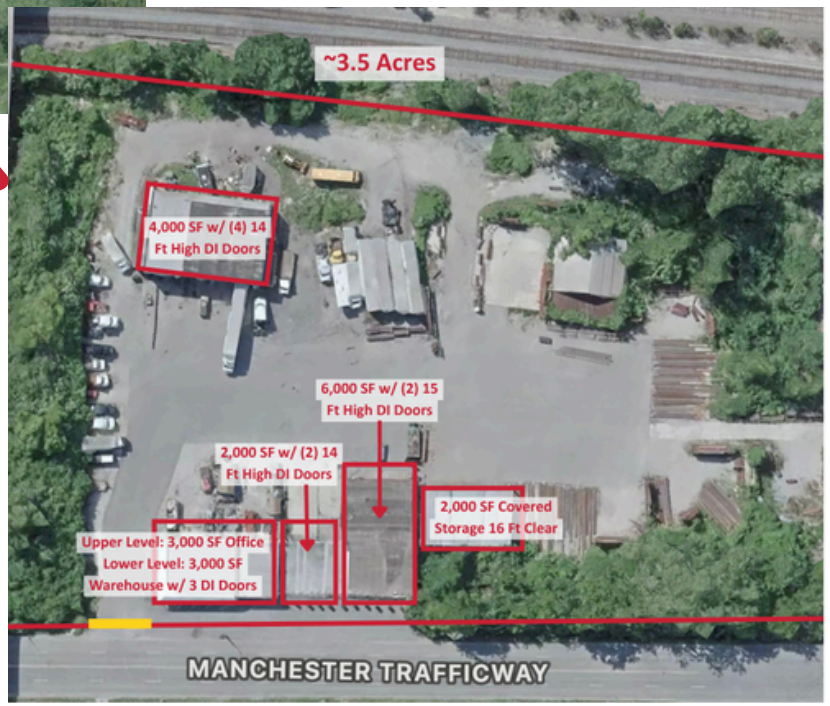


Arial View

THE SITE

Current Site Plan



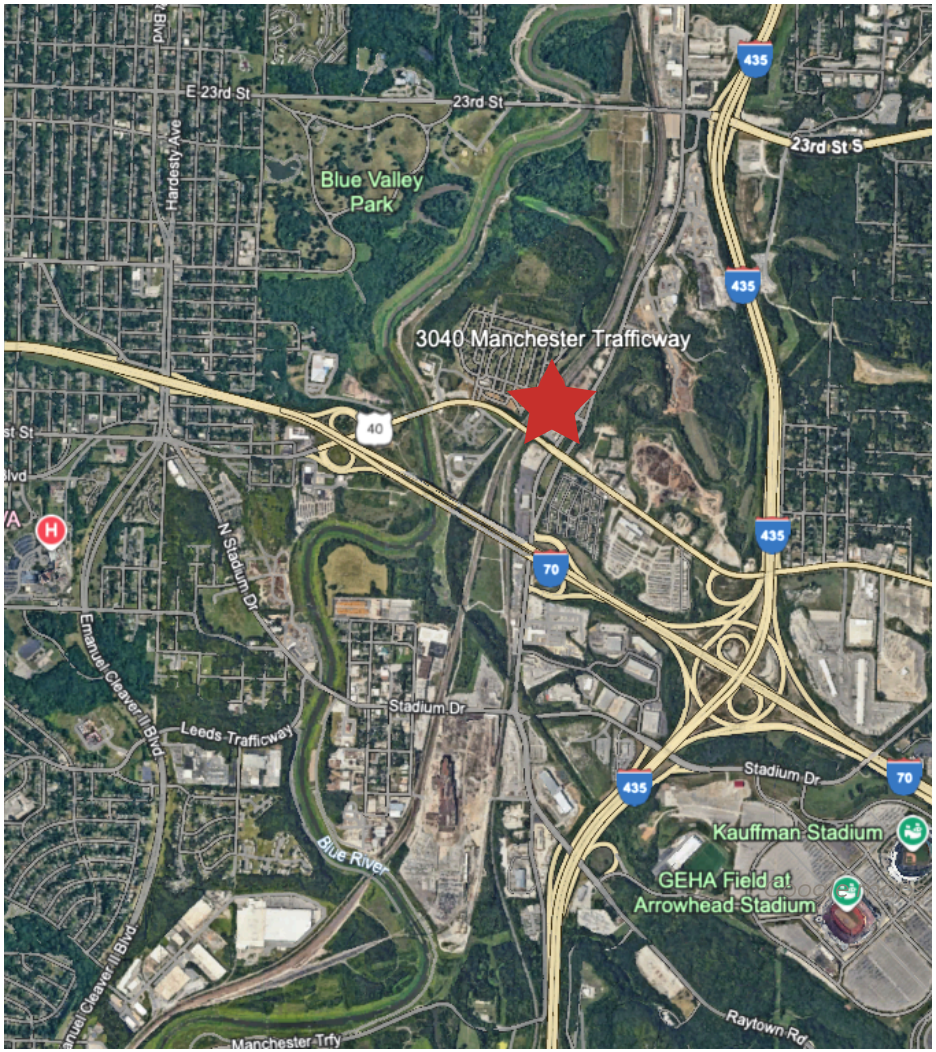


THE LOCATION

Location & Traffic

- Hard corner of E US 40 Hwy and Manchester Trafficway
- Approximately 1 mile to I-70 and I-435
- Approximately 3.7 miles to 71 Hwy
- Jackson County industrial submarket — contractor and fleet neighbors.





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CONNECT

Contact Our Team

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Request the due diligence package, schedule a walk, or discuss terms.



PRINCIPAL BROKER

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