



Available For Lease

**1811 N Topping Avenue
Kansas City, MO 64120**



PROPERTY SUMMARY & PARCEL OUTLINE

1811 N Topping Ave, Kansas City, MO 64120 offers 5,565 SF of warehouse space on a 2.72-acre site, including approximately 500 SF of office space. The facility features 3 drive-in doors and 1 dock door, clear heights ranging from 18' to 21', providing flexibility for warehousing, contractor operations, or light industrial use. Built in 1970 and classified as a Class C asset, the property is equipped with 100–400 amp, 3-phase, 208/120V power and is zoned M1 Industrial. An additional 3,900 SF of office space may also be available for lease on the southern portion of the property, offering added flexibility for users seeking a combination of warehouse and office functionality.



PROPERTY DETAILS & SPECIFICATIONS

Address: 1811 N Topping Ave, Kansas City, MO 64120

Lease Rate: \$10.25 psf

Type: Warehouse

Total SF: 5,565 (500 sf Office)

Acreage: 2.72

Drive In Doors: 3

Dock Door: 1

Clear Height: 18'-21'

Building Class: C

Year Built/Renovated: 1970

Power: 100-400 amps 3phase 4 wire. 208/120 volts

Zoning: M1

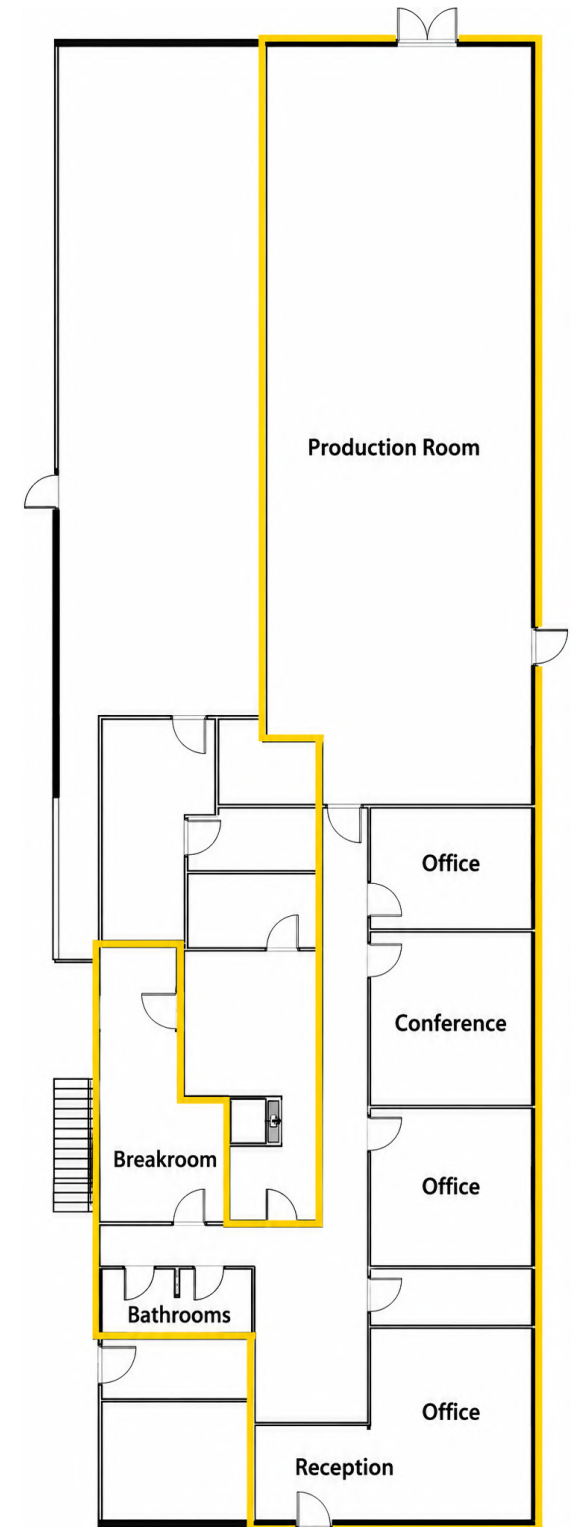
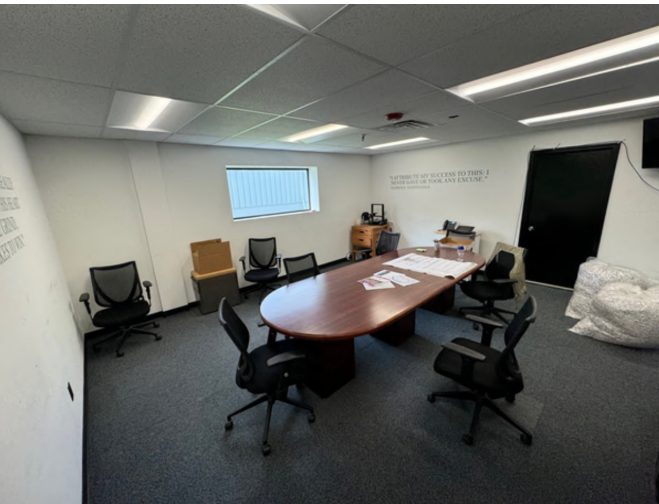
Additional Information: Option to lease additional 3,900 sf of office space on the southern most end of the property



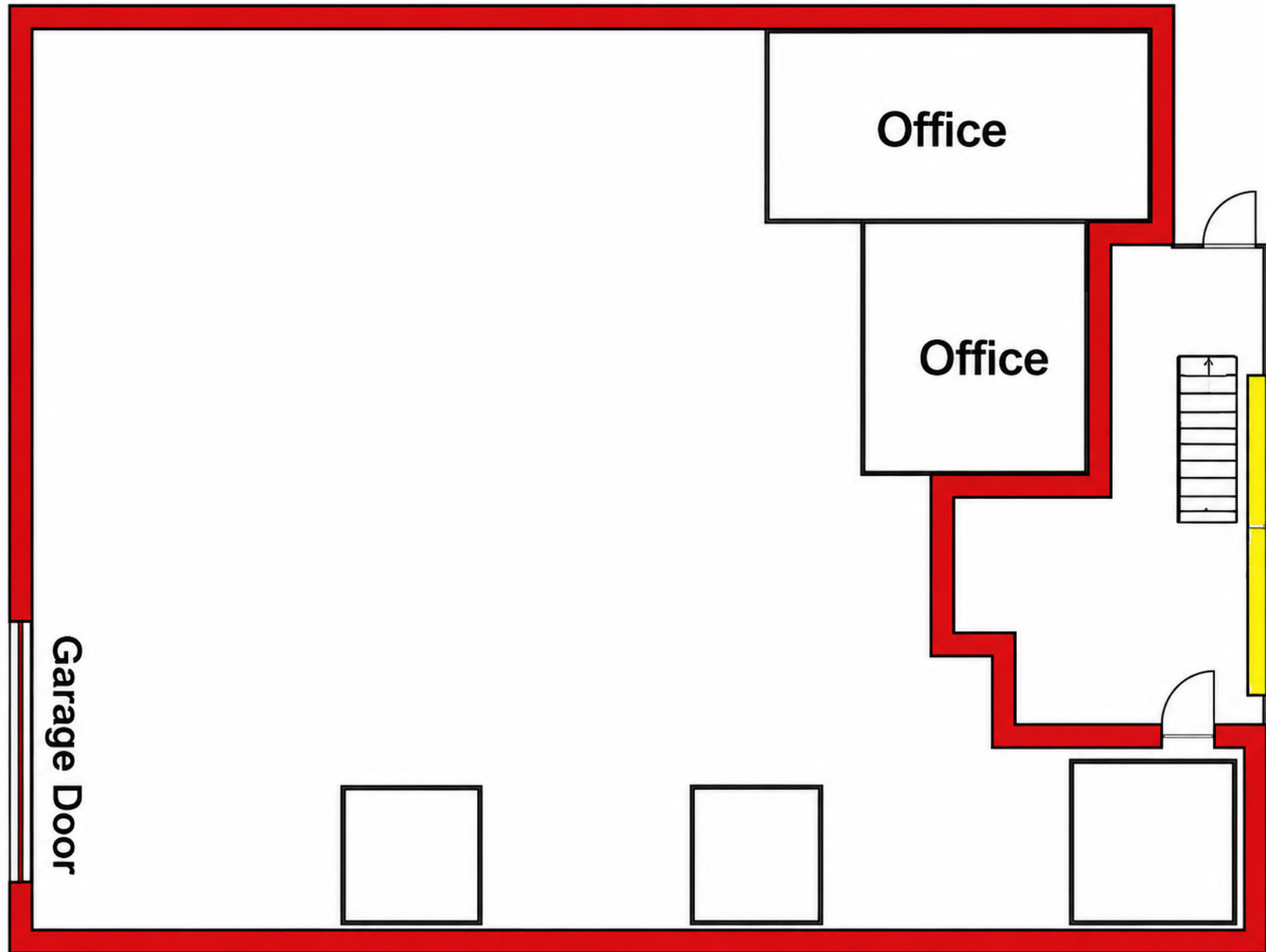




OPTION TO LEASE ADDITIONAL 3,900 SF OF OFFICE SPACE ON THE SOUTHERN MOST END OF THE PROPERTY AT PRICE UPON REQUEST



1811 N TOPPING AVENUE - FLOOR PLAN



PRIME INDUSTRIAL LOCATION - KANSAS CITY, MO

1811 N Topping Avenue is strategically positioned within Kansas City's highly active industrial and logistics corridor, offering exceptional access to one of the Midwest's premier transportation and distribution hubs. The property benefits from immediate proximity to I-70, with convenient access to I-435, I-35, and US-69, enabling efficient east-west and north-south distribution throughout the Kansas City metropolitan area and direct connectivity to major Midwest markets. Located just minutes from Downtown Kansas City, major rail intermodal facilities, and the region's established industrial districts, the site is ideally suited for warehousing, logistics, manufacturing, service operations, and regional distribution users. Surrounded by national distribution operators, manufacturing facilities, and a strong labor base, this location offers excellent accessibility, transportation infrastructure, and operational efficiency within one of the nation's most important logistics markets.

LOCATION KEY DISTANCES

I-70: 1.0 mile

US-69: 2.5 miles

I-435: 3.5 miles

I-35: 5.0 miles





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