



KANSAS CITY METRO-CENTER FINAL MILE TRUCK TERMINAL

POPULATION

3-MILE RADIUS:	64,873
5-MILE RADIUS:	172,770
10-MILE RADIUS:	675,469

3612 GARDNER AVENUE, KANSAS CITY, MO

Site:

- Centralized metro location
- 4 (±) acre site
- Paved and fenced yard
- 50 plus auto parking stalls
- Multiple entry points
- Concrete truck apron
- Access to I-70, I-35, I-29 and I-49

Terminal Building:

- 44 docks, 8'x8' doors
- 34 - 48" dock doors
- 10 - 36" modified van height doors
- 17,550 (±) sf building, 3,000 (±) sf office area
- 70' cross-dock width
- Free span design
- LED lighting

Taxes: \$1,971/Month, Insurance: \$777/Month, Cam: \$931/Month

NNN Rental Rate: \$500 Per Door Per Month (\$22,000/Month)

Sale Price: \$3,950,000.00

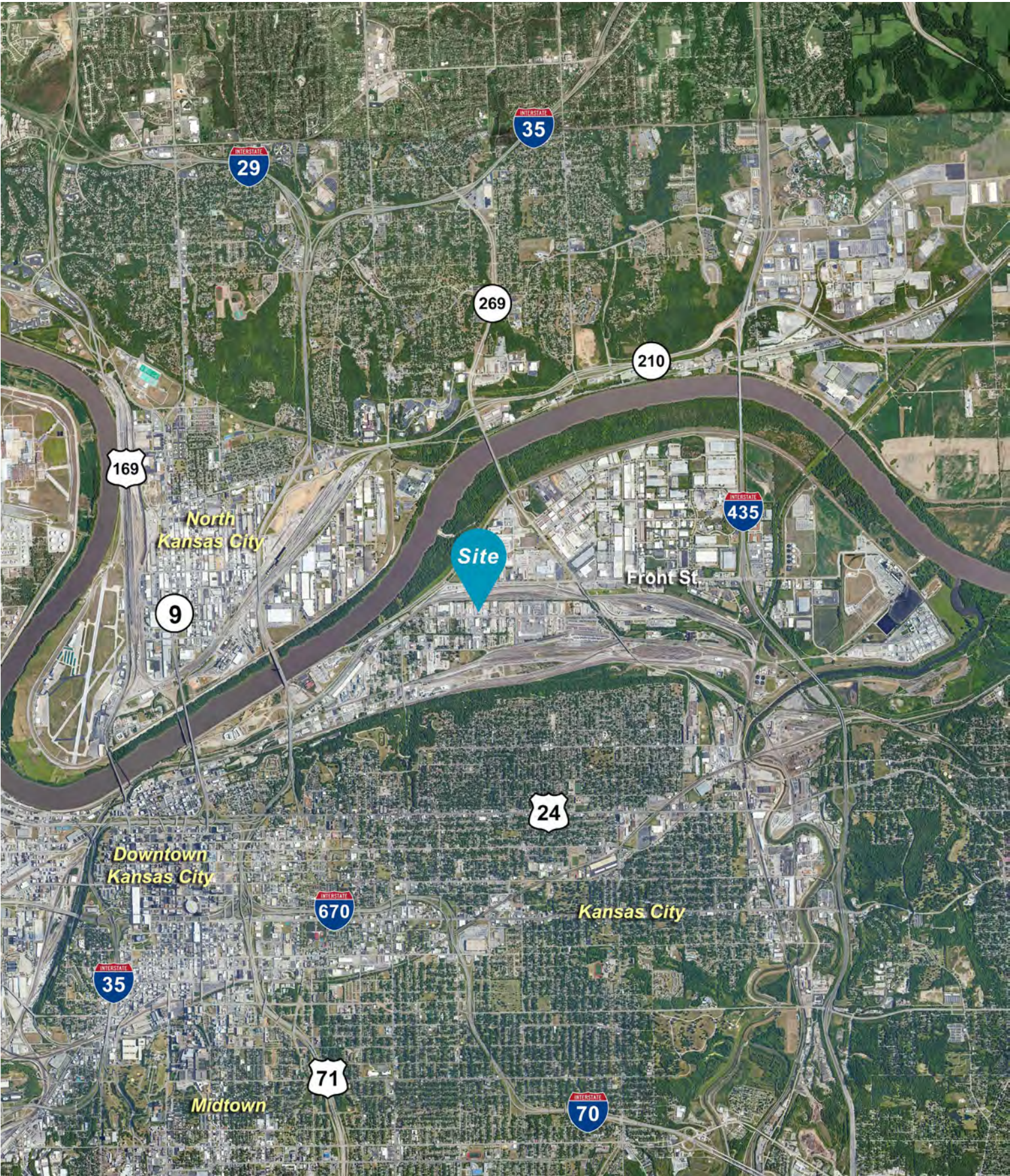
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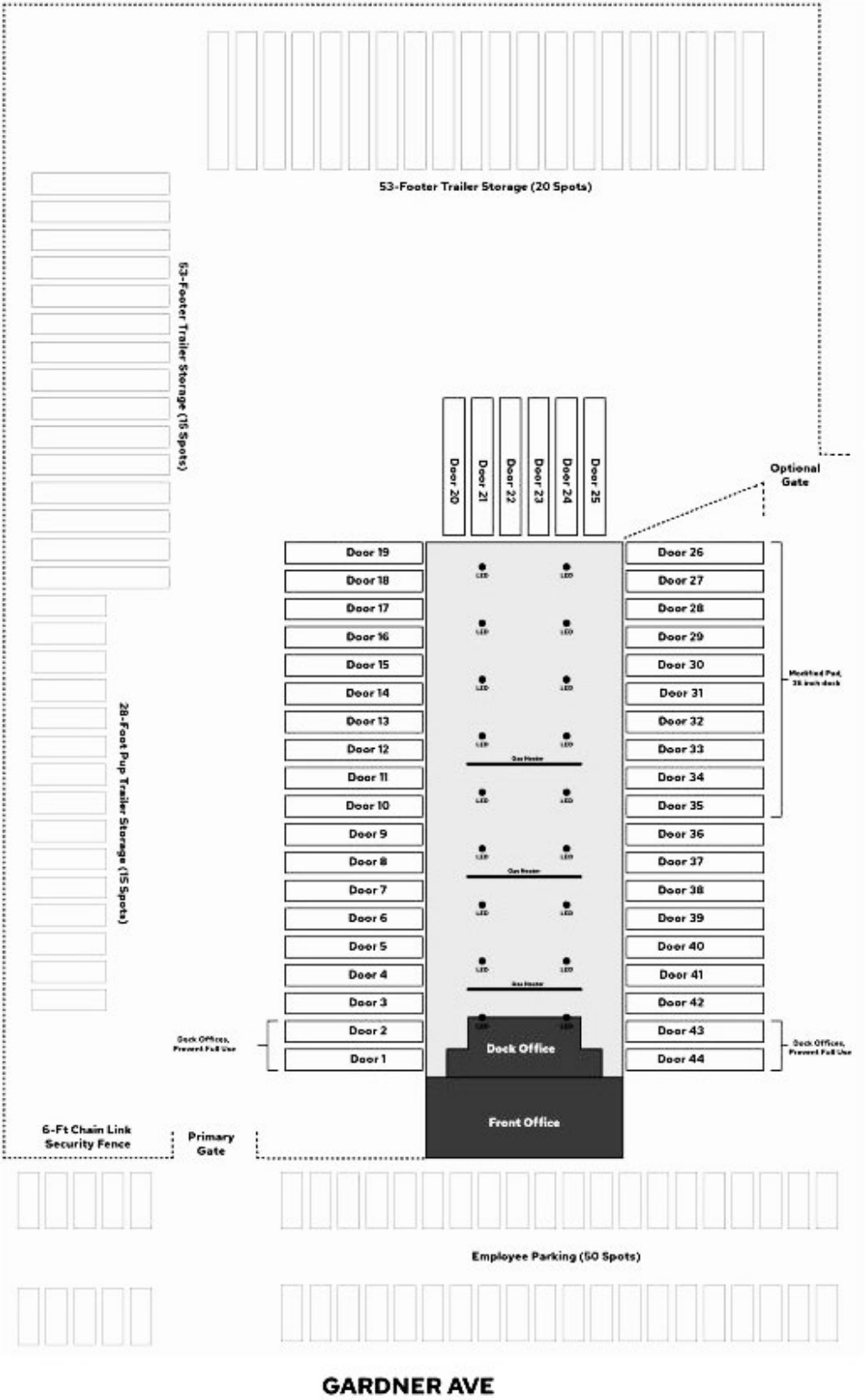
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PROPERTY AERIAL



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SITE PLAN



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