

2644 S. 96TH STREET
EDWARDSVILLE, KANSAS 66111

INDUSTRIAL BUILDING FOR SALE | 54,000± SF (4.89± Acres)



PROPERTY FEATURES

- 5 Dock-High Doors, 2 Van-High Doors, and 1 Drive-In Door
- 24' Clear Height
- Excellent Highway Access (I-435 & I-70)
- State-of-the-Art Motion Sensor LED Lighting
- 30± Parking Spaces
- Power: 400 Amps | 480 Volt
- Potential for Outside Storage
- Year Built: 1995

ADDITIONAL INFO

PREMISES	54,000± SF Total (Does Not Include Mezzanine)
OFFICE SPACE	4,689± SF
MEZZANINE	17,500± SF
SALE PRICE	\$3,186,000
2017 TAXES	\$67,743.16



For more information, please contact:

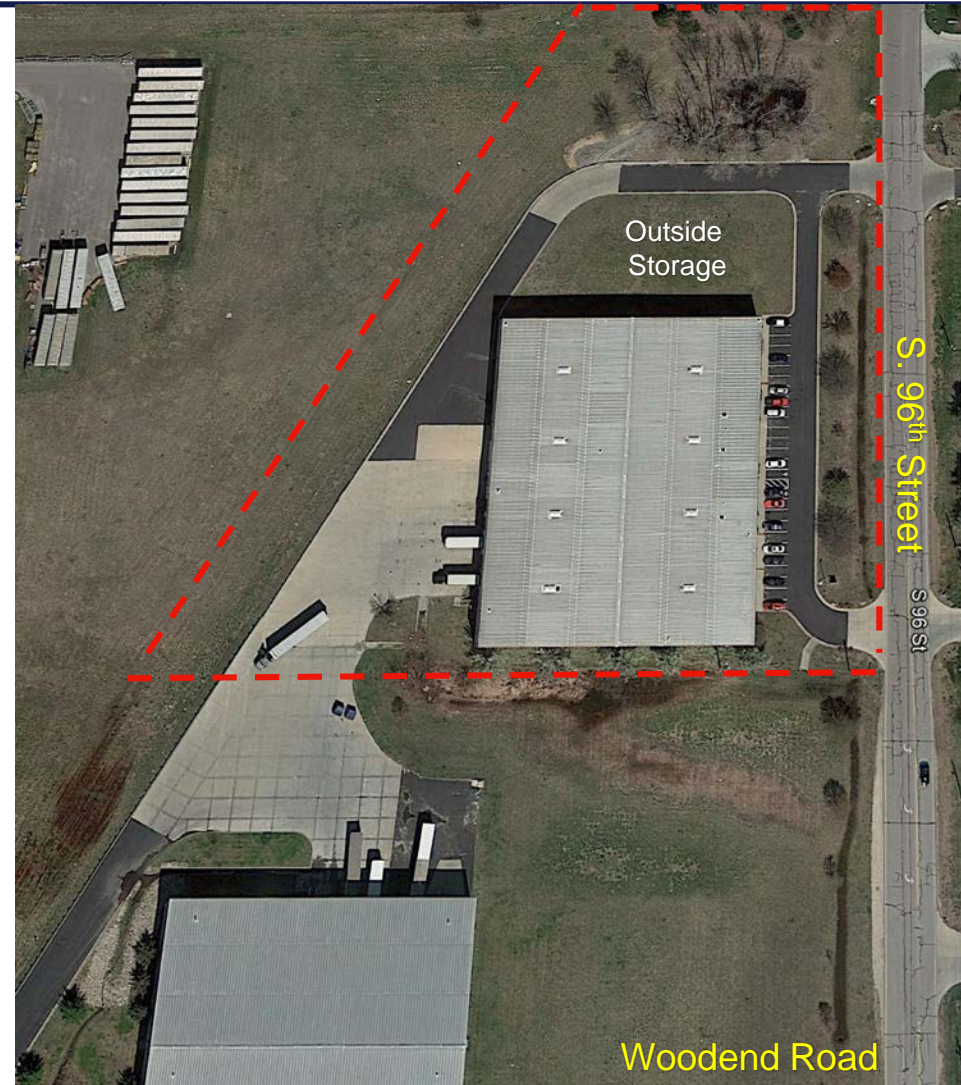
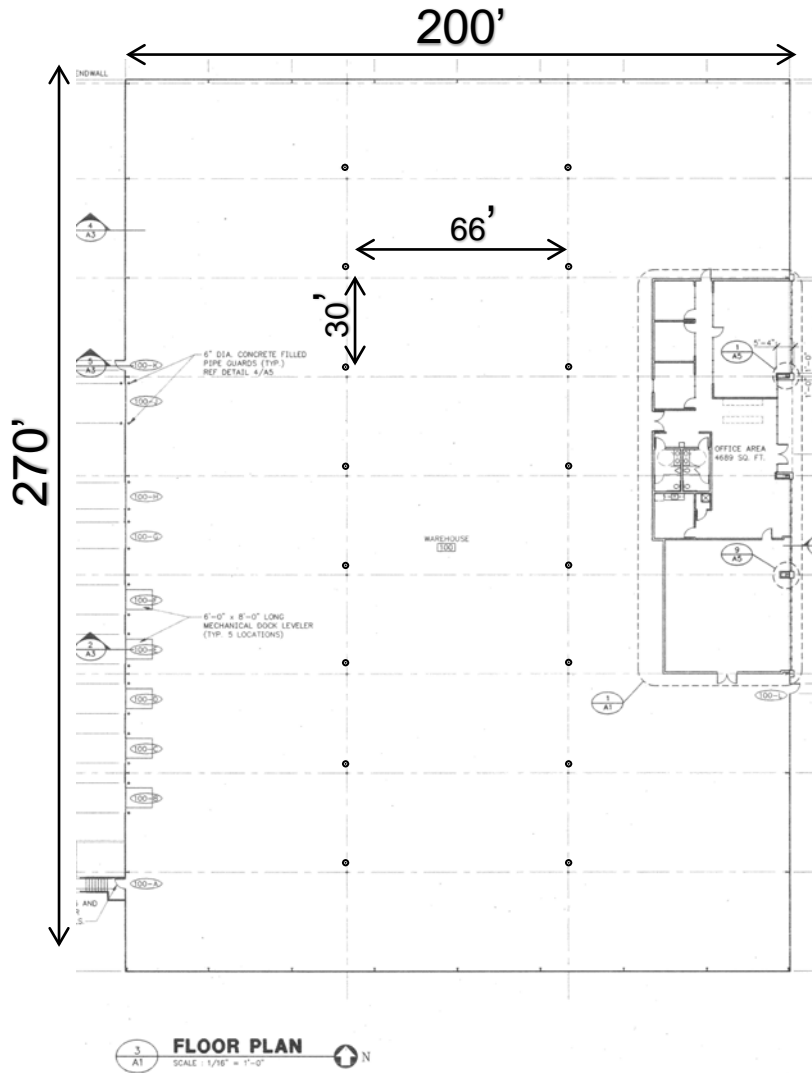
DANIEL B. JENSEN, SIOR
Principal, Industrial Brokerage
816.936.8505 direct
djensen@kessingerhunter.com

KURT JENSEN
Industrial Brokerage
816.936.8508 direct
kjensen@kessingerhunter.com

KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

2644 S. 96TH STREET, EDWARDSVILLE, KANSAS 66111

Industrial Building for Sale



For more information, please contact:

DANIEL B. JENSEN, SIOR
Principal, Industrial Brokerage
816.936.8505 direct
djensen@kessingerhunter.com

KURT JENSEN
Industrial Brokerage
816.936.8508 direct
kjensen@kessingerhunter.com

KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com