

3000 PIONEER STREET  
 KANSAS CITY, MISSOURI 64147

LAND FOR SALE OR LEASE | 10± ACRES

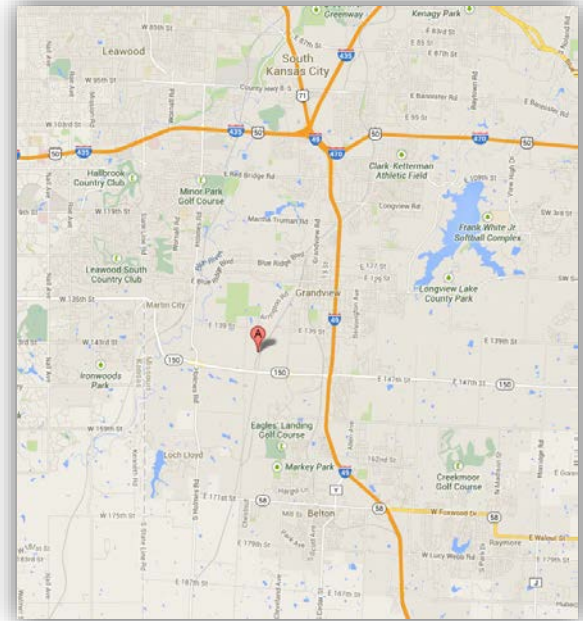
GREAT LOCATION



**PROPERTY FEATURES**

- Packed gravel yard
- Kansas City Southern rail spur
- Great access to 71 Highway and I-49

PROPERTY FEATURES	
PREMISES	10± acres
LEASE RATE	\$4,500.00 per month triple net
SALE PRICE	\$795,000
ZONING	M-1 (Light Industrial)



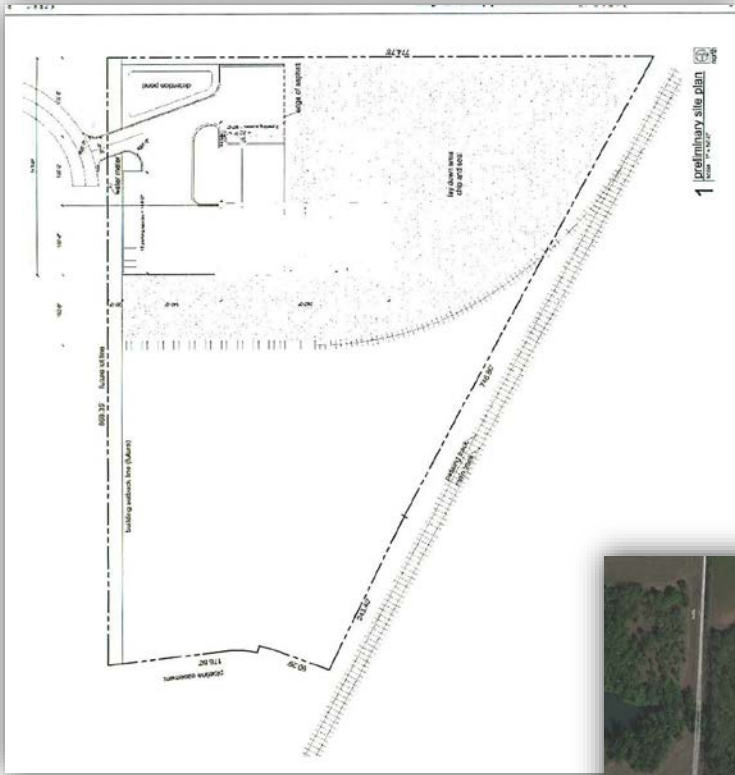
For more information, please contact:

**PATRICK J. MCGANNON, SIOR**  
 Director of Industrial Brokerage  
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