

For Sale

20-Acre Industrial Outdoor Storage in KCK

1625 S. 86th Street

Kansas City, KS • Wyandotte County

5+ Acres Usable Now - Expandable to 20+ Acres.
Gated & Secure with Easy Highway Access.

SALE PRICE

\$2,650,000

LEASE RATE

\$2,400 / Month (Ac)

ZONING

MP-2

SURFACE

6" Compact Rock

LOT SIZE

20 +/- Acres

SCAN QR CODE TO VIEW ONLINE



CONTACT

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Haith.com



ABOUT THE PROPERTY

Property Overview

20 +/- acres of industrial outdoor storage available for sale in Kansas City, Kansas (Wyandotte County).

Approximately 5 acres are usable today with a 6" compact rock surface over Geotech fabric, expandable to 20+ acres as dirt work continues. The site includes a gated, secured section separated by Jersey barriers and sits east of I-435 and Highway 32 for efficient trucking and logistics access. Zoned MP-2, with 15 of 20 acres approved for development under a Special Use Permit renewed within the past year. Offered at \$2,650,000. There are currently 2-acres available for lease at \$2,400 per acre, per month.

KEY HIGHLIGHTS

- 20 +/- acres total; 5+ acres usable immediately, expandable to 20+ acres
- Surface: 6" compact rock — 4" of 4-inch-minus rock over 2" gravel, on Geotech fabric
- Geotech fabric base increases load strength and extends surface life
- ~230,000 cubic yards of overburden remaining to be removed
- Overburden is sand-based, wind-deposited, rock-free high-quality topsoil
- Seller test holes encountered no rock; none anticipated
- Zoned Commercial / Industrial - SUP Approved
- Gated, secured section separated by jersey barriers
- 15 of 20 acres approved for development under Special Use Permit (5-year renewal; renewed ~1 year ago)
- Low-visibility siting suited to trailer parking, outside storage, and future industrial development



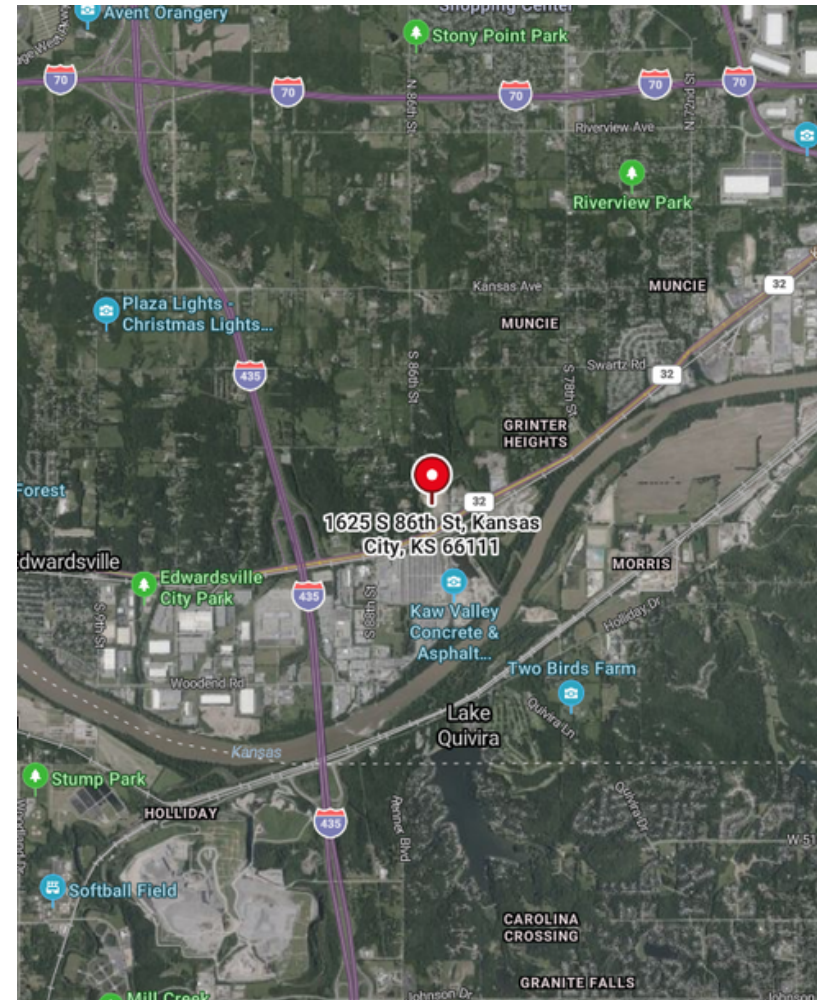
Property Photos



THE LOCATION

Location

This 20-acre parcel benefits from convenient access to both I-435 and Highway 32, placing it within easy reach of the broader Kansas City industrial corridor. The site sits in a low visibility setting off the main road, making it well suited for uses that prioritize security and functionality over street exposure, such as trailer parking, outside storage, or future industrial development. Its position east off of I-435 offers efficient connectivity for trucking and logistics operations throughout the metro.



CONNECT

Contact Our Team

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



PRINCIPAL BROKER

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