



FOR LEASE

9,870 Square Foot Warehouse

2736 Mercier St.
Kansas City, MO



Pat Murfey

7021 Johnson Drive
Shawnee Mission, KS 66202
913.562.5600

KCEvergreen.com

- Just South of The Roasterie Plane
- I-35 Access via Southwest Boulevard
- Heavy Industrial Zoning
- Two Drive-In Doors
- Heavy Electrical Service

Location Aerial



Site Aerial



100' x 120' masonry warehouse located at 2736 Mercier, KCMO features two drive-in doors.

This property is located within Kansas City's Enhanced Enterprise Zone (EEZ) #2. Eligible businesses could qualify for Missouri WORKS income tax benefits and the property could qualify for a 10 year abatement of 50% of the increased property taxes resulting from the project.

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Property Features

Building Size in SF	9,870
Building Dimensions	100' x 120'
Total Acres	0.73
Year Built	1926
Construction Material	Masonry & Steel
Roof	Composite
Floor	Concrete
Clear Height in Feet	16'
Column Spacing	20' x 34' & 20' x 36'
Two Drive-in	

Building Systems

Sprinkler	NA
Floor Drains	Yes
HVAC	Central at Office
Lighting	Fluorescent
Electrical	800 Amp / 220 Volt / 3 Phase

Site

Parking	Eight Stalls in Front
Zoning	M1-5 - Heavy Industrial
Floodplain	
Access	I-35 via SW Blvd.

Pricing

Lease Type	Space Information:	Size (sf)	Rate
		Office	1,000
and/or	Warehouse	8,870	\$6.10
Sale Price			

2736 Mercier St.
 Kansas City MO 64108

County: Jackson

Taxes: \$3,177 in 2017

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Contact your Broker/Agent at
 Evergreen for more information

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