

FOR SALE

40+ ACRES / DIVISIBLE

INDUSTRIAL / RETAIL LAND

**40 HWY & STADIUM DR
KANSAS CITY MISSOURI**



I-70 ACCESS

LARGE ACREAGE

HIGH TRAFFIC

SPECIFICATIONS

SITE ACREAGE

40+ ACRES

SITE DIMENSIONS

IRREGULAR

TRAFFIC COUNT

287,980 / DAY

UTILITIES

**WATER - KCMO
ELECTRIC - KCP&L
GAS - MGE**

ZONING

**B3-2
M2-2
R-7.5**

ACCESS

I-70 VIA E US 40 HWY

LOCATED

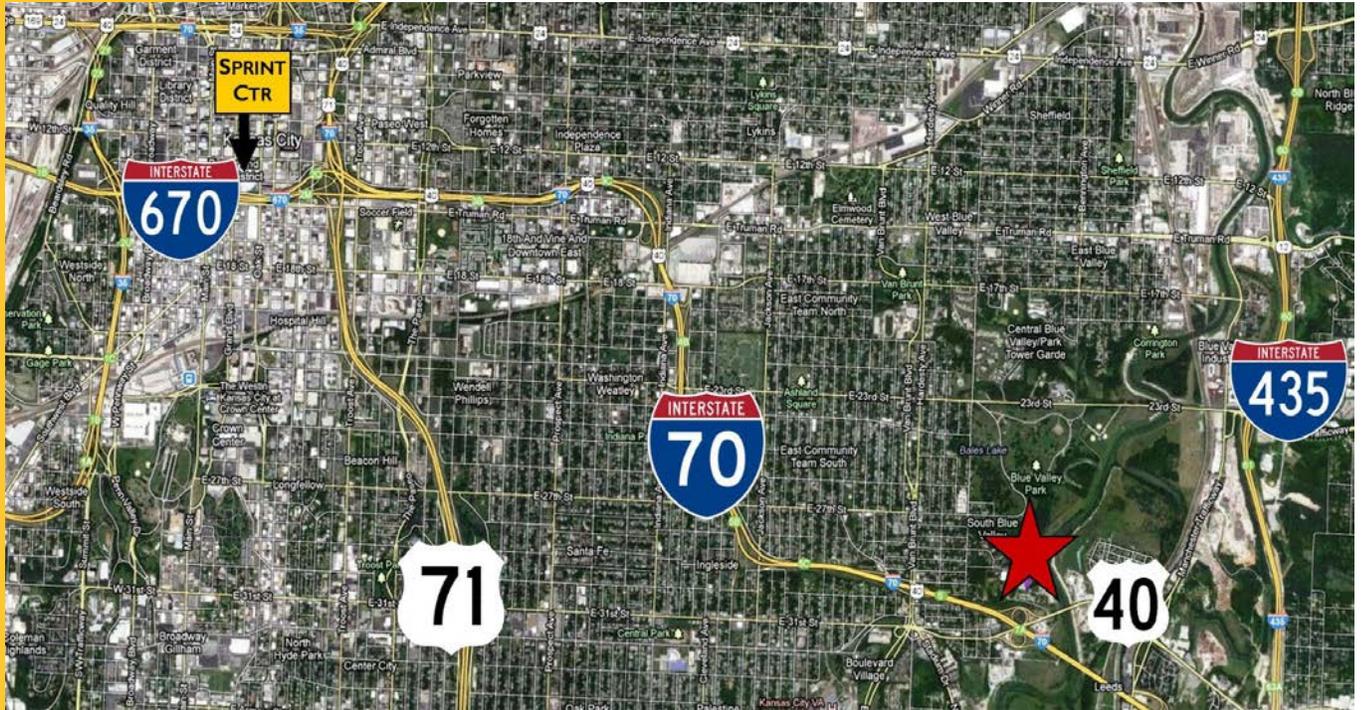
**SOUTHEAST OF I-70 & US 40
HWY INTERCHANGE**

SALE PRICE

\$3,900,000

SITE PLAN





PAUL E NEAL
SIOR CCIM

OWNER / INDUSTRIAL
SALES & LEASING

816-421-1510

pneal@grindstone-properties.com



KEVIN SLEYSTER

INDUSTRIAL SALES & LEASING

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