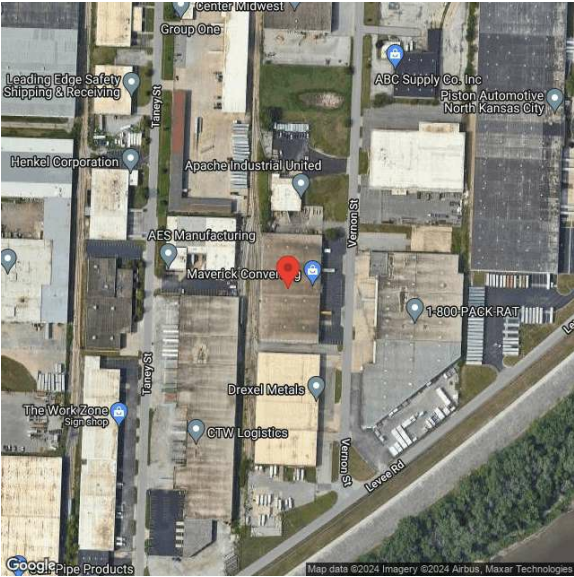


1300 Vernon Street

1300 Vernon St | North Kansas City, MO | US | Clay County
Available SF: 72,000 | Lease Rate: \$4.95



Building Type:	Industrial
Available SF:	72,000
Total SF:	72,000
Ceiling Peak:	22 Ft.
Lease Rate:	\$4.95
Last Updated:	Aug 26, 2024

Economic Development Contact

Kim Nakahodo
City of North Kansas City, MO
2010 Howell Street
North Kansas City, Missouri 64116
(816) 412-7814 | knakahodo@nkc.org

Realtor/Owner Contact

Karbank Company
| cb@karbank.com

Property and Area Description

1300 Vernon Street. North Kansas City, MO. 72,000 SF FOR LEASE. Base rate: \$4.95/SF NNN. Net charges (2023): Taxes: \$1.01/SF. Insurance: \$0.41/SF. CAM: Self-performed by Tenant. 2,000 SF office area. 7 dock-high doors. 1 drive-in door. Active BNSF rail. No KCMO earnings tax. 22 clear ceiling height. Available 11/1/2024. BROCHURE. FOR MORE INFORMATION, PLEASE CONTACT: CO-EXCLUSIVE. Paul Fogel, SIOR

Population

	666,706	1,602,386	2,066,652
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	281,650	659,266	826,344
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Kate M. Betsworth
Rail Contact Phone: 402-544-3237
Rail Contact Email: kmbetswo@up.com

Utilities

Electric: Ameren, Evergy