



Building Type:	Industrial
Available SF:	49,500
Total SF:	49,500
Ceiling Peak:	24 Ft.
Year Built:	2004
Last Updated:	Apr 25, 2025

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

This 49,500 SF industrial facility, built in 2004 with tilt-up concrete construction, is designed for high-performance operations. The property features energy-efficient LED lighting throughout, as well as HVLS (high-volume, low-speed) and exhaust fans for optimal air circulation. Previously used for food-grade purposes, the facility is ideal for businesses in the food industry or those needing clean, temperature-controlled environments. The property also includes a 33-stall employee parking lot, providing ample parking for staff and visitors. This versatile, modern space is well-suited for various industrial applications. Located in the Sports Complex submarket, 7410 Stadium Drive is part of the Stadium Industrial Park, strategically positioned west of the I-435 and I-70 interchange. This prime location provides excellent access to Kansas City's key transportation corridors, facilitating efficient logistics and distribution. Notable tenants surrounding the property include Amazon, UPS, and J.B. Hunt, making it a highly sought-after hub for industrial operations.

Population

	669,106 10 Mile Radius	1,717,690 20 Mile Radius	2,081,745 30 Mile Radius
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Source: ESRI®, 2024

Households

	287,573 10 Mile Radius	700,760 20 Mile Radius	833,191 30 Mile Radius
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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: Evergy