

FOR SALE or LEASE
1221 S. Kansas Ave.



- Building Size:** 22,600 S.F.
- Divisible Spaces:** 6,432 S.F.; 8,077 S.F. and 7,946 S.F.
- Office Size:** 900 S.F. Mezzanine offices
- Lot Size:** 22,145 S.F.
- Wall Height:** 18 feet
- OH Doors:** FRONT 14'X14', (2)-12'X14' REAR 14'X14', 12'X16', 22'X12'
- Construction:** Block, brick veneer
- Zoning:** C-4 Commercial
- Location:** Corner of SW 12th St. and Kansas Ave., South edge CBD
- Occupancy:** Immediate
- Comments:** **VERY CLEAN!!** Drive-thru capability. Trough floor drains.
Equipped with hydraulic floor lift.



2.5 Acres included in 1221 S. Kansas

SALE PRICE: \$1,500,000.00

LEASE RATE: \$4.75/sq.ft. @ 22,600 sq.ft.

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