

**FOR SALE**

**1201 Douglas Ave.  
Kansas City, KS**

**\$2,000,000**



- **31 Acre Former Midland Pharmaceutical Lab and Manufacturing Campus**
- **Freestanding Laboratory (3), Distribution (1), and Manufacturing (2) Buildings**
- **MP-1 Zoning (Some R1)**
- **Potential Development Incentives**
- **Numerous Buildings on Property**
- **Fantastic Redevelopment Potential**

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**Industrial and  
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Information furnished regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, And same is submitted subject to errors, prior sales or leases or withdrawal without notice.

# Building 3 - Lab



- 11,250 sf building
- Several completely equipped labs
- Overhead door loading
- High-capacity file storage,



## **Building 1 - Warehouse/Distribution**



- 31,930 sf (10,500 sf 2nd story office)
- Wet Sprinkler
- 25'-26' Clear Height
- Heavy Power
- 3 Docks / 1 Drive-In

## **Building 2 - Manufacturing/Packaging**



- 75,000 sf / 25,000 Renovated
- 2 Docks