

OFFICE/INDUSTRIAL SPACE FOR LEASE

3120 TERRACE STREET, KANSAS CITY, MISSOURI

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OFFICE/INDUSTRIAL HIGHLIGHTS

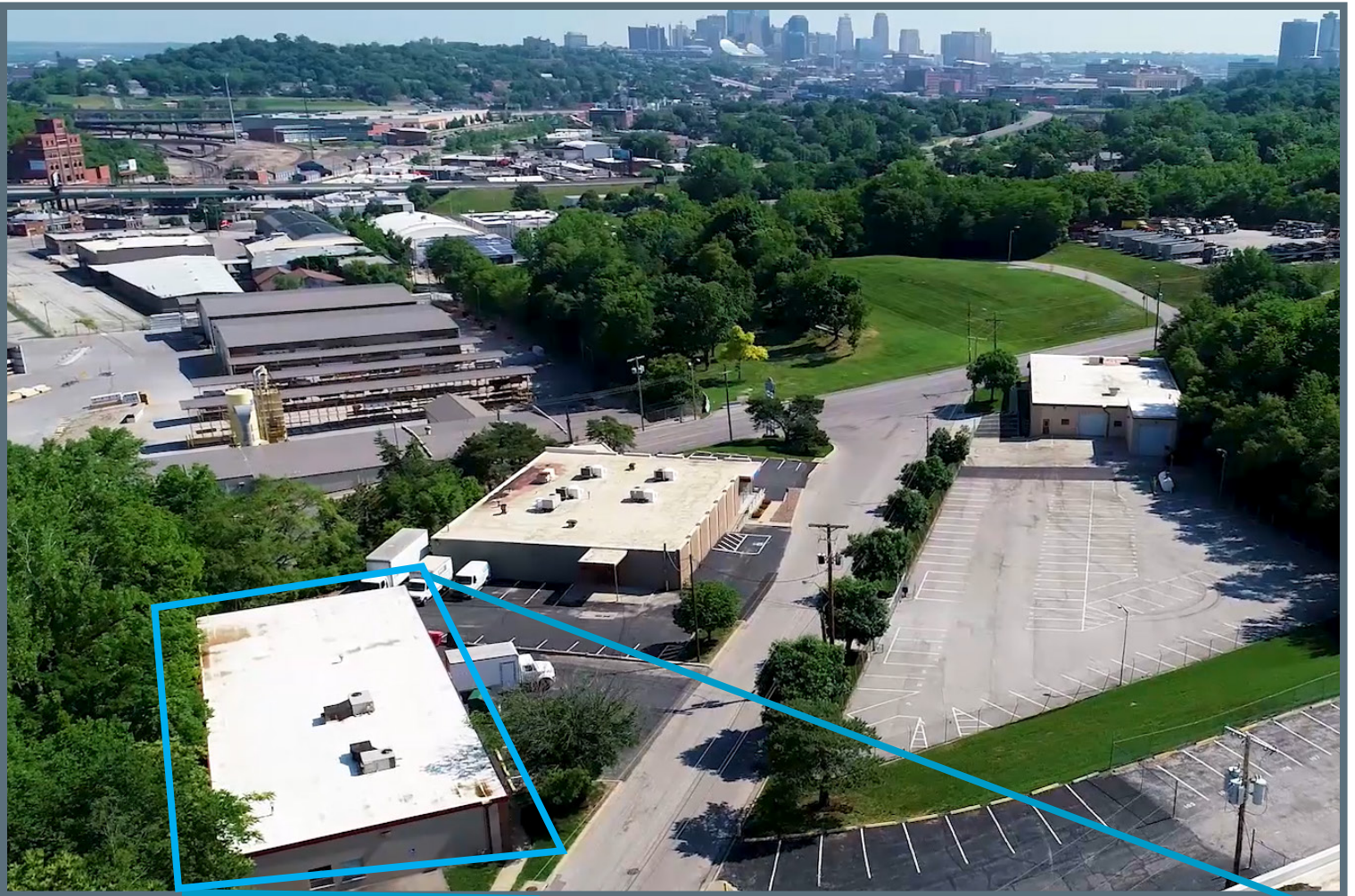
- 6,000 square feet available; 4,409 sf warehouse and 1,591 sf office
- On-site parking; front and generous side lot parking
- Ideal for light manufacturing, fabrication or light retail operation desiring an outstanding Midtown location
- Signage visible to high traffic counts on 31st Street
- Business park location with private streets; security patrolled with walkout/lockout service

LEASING CONTACTS

JEREMIAH DEAN, CCIM

(816) 701 5012

jdean@copaken-brooks.com



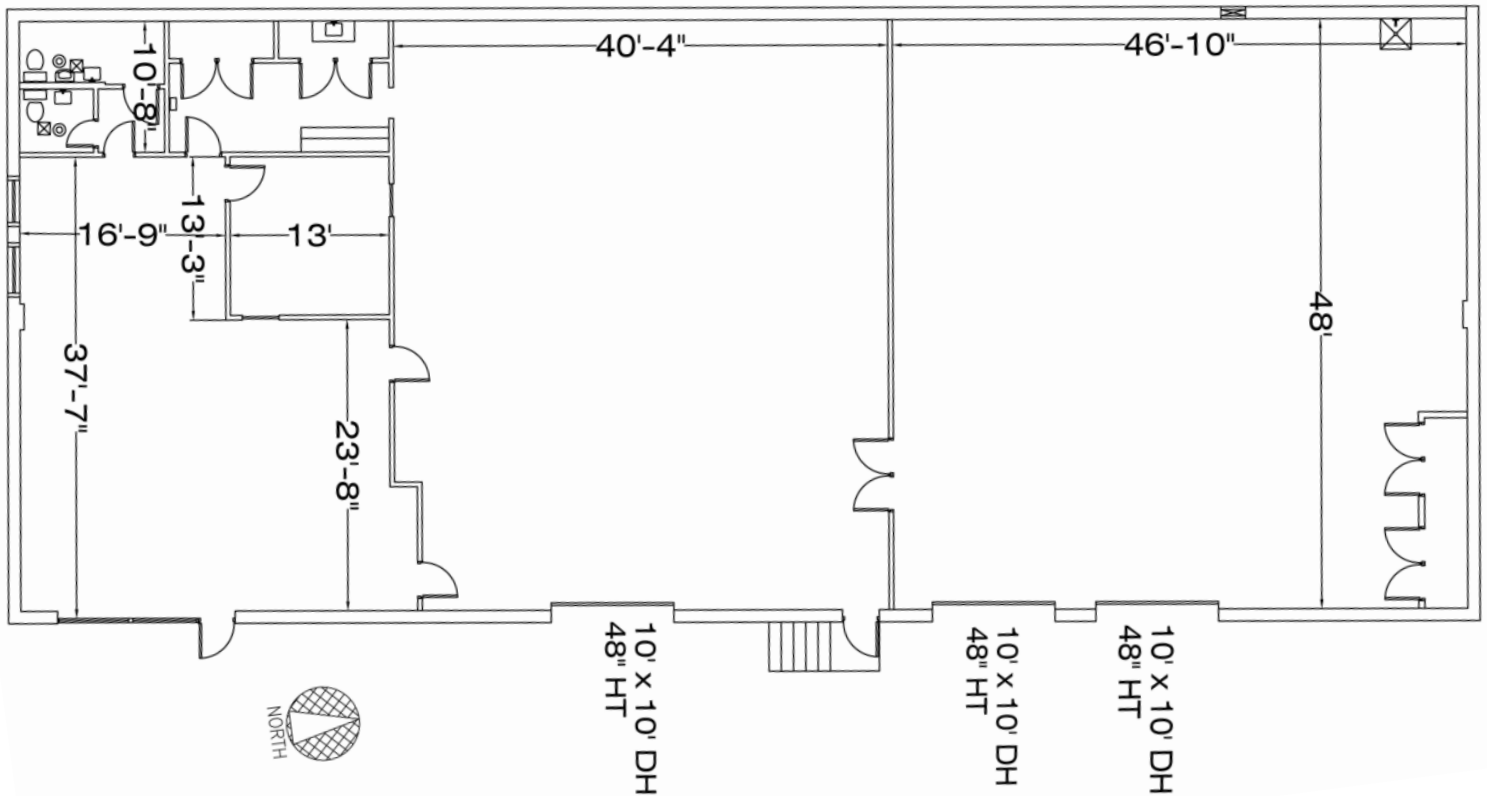
FULL BUILDING

Size: 6,000 square feet available
4,409 sf warehouse and 1,591 sf office

Clear Height: 11'

Loading: Three (10'x10') dock-high loading doors

Zoned: M1-5



OFFICE/INDUSTRIAL SPACE AVAILABLE



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