

OFFICE/INDUSTRIAL SPACE FOR LEASE

3130 TERRACE STREET, KANSAS CITY, MISSOURI

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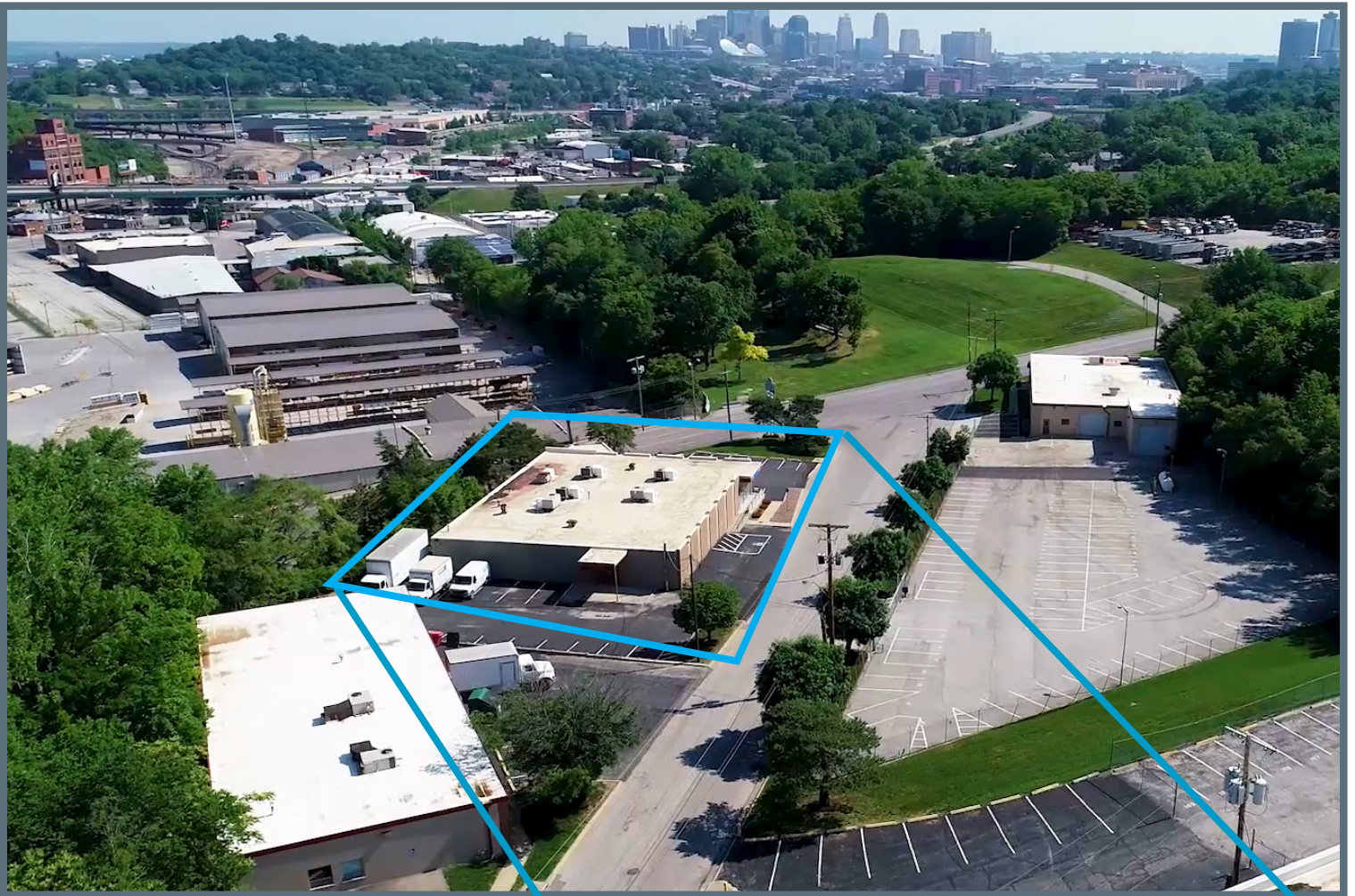


OFFICE/INDUSTRIAL HIGHLIGHTS

- 27,202 SF: 19,996 sf warehouse and 7,206 sf office
- On-site parking; front and generous side lot parking
- Ideal for storage, distribution or light manufacturing operation
- Prominent signage on busy 31st Street corridor
- Business park location with private streets; security patrolled with walkout/lockout service

LEASING CONTACTS

JEREMIAH DEAN, CCIM
(816) 701 5012
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FULL BUILDING

Size: 27,202 SF Available
19,996 SF warehouse & 7,206 SF office

Clear Height: 15'

Loading: Five (10' x 10') and seven (8' x 8') dock-high loading doors
Two (12' x 14') drive-in loading doors

Power: 400 amp, 240 volt/3-phase

Lighting: Fluorescent T-8

Sprinkelered: No

Rate: \$ 6.50 industrial gross



OFFICE/INDUSTRIAL SPACE AVAILABLE



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