

# OFFICE/INDUSTRIAL SPACE FOR LEASE

3185 TERRACE STREET, KANSAS CITY, MISSOURI

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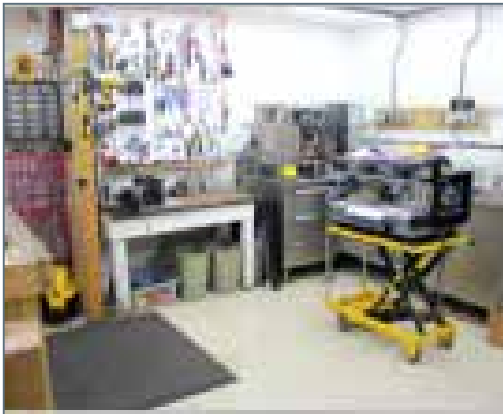
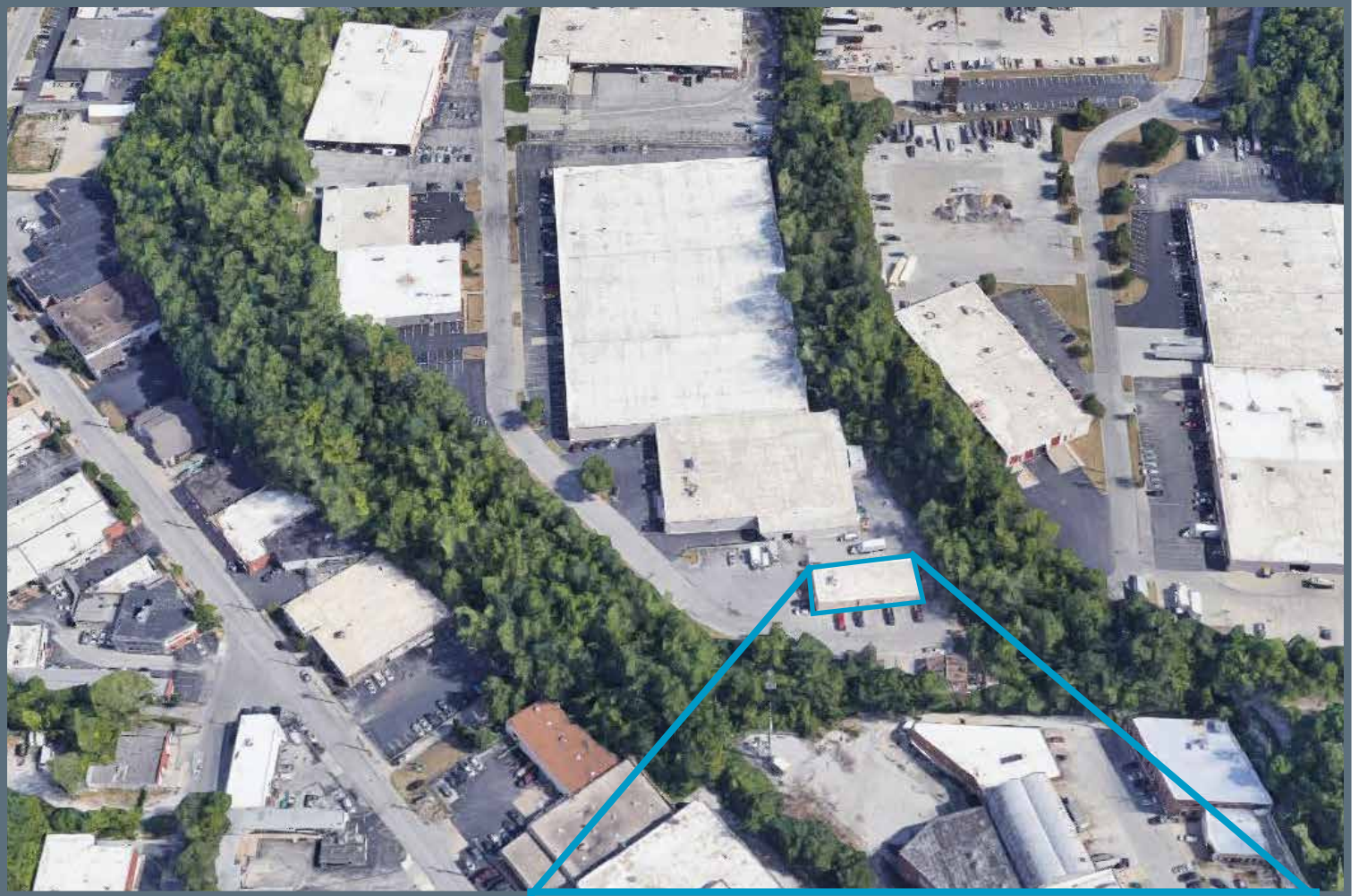


### OFFICE/INDUSTRIAL HIGHLIGHTS

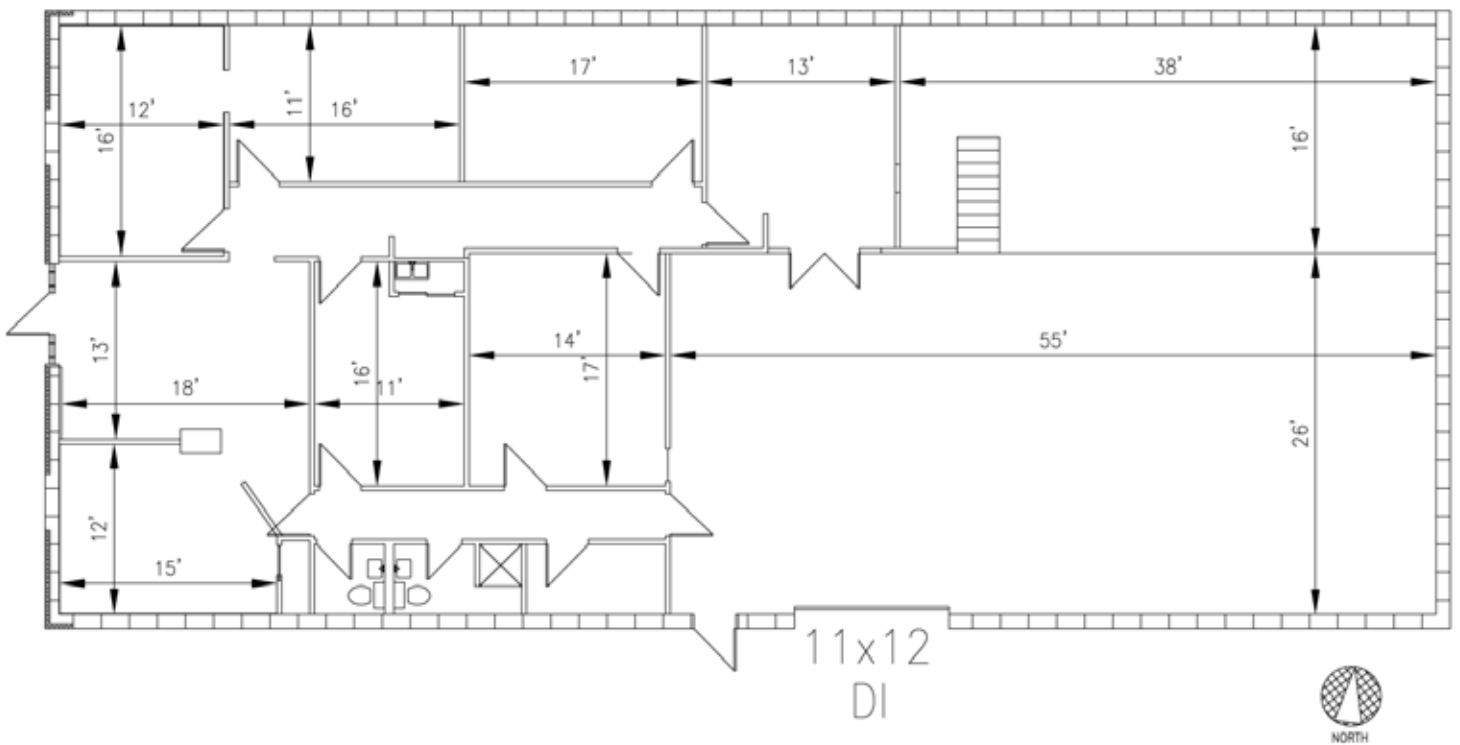
- 4,400 SF Available with 2,230 SF of office and 2,170 SF of warehouse
- One (11' x 12') drive-in door
- 14' clear height
- Generous parking and ingress/egress
- Ideal for light retail, distribution or light manufacturing operation positioned central to the city's primary thoroughfares
- Business park location with private streets; security patrolled with walkout/lockout service
- Located in an enhanced enterprise zone

### LEASING CONTACTS

**JEREMIAH DEAN, CCIM**  
(816) 701 5012  
[jdean@copaken-brooks.com](mailto:jdean@copaken-brooks.com)



Address	3185 Terrace Street, Kansas City, Missouri
Size	4,400 SF Available (2,230 SF Office & 2,170 SF Warehouse)
Clear Height	14'
Loading	One 11' x 12' drive-in loading door
Lighting	T12 and T8
Rate	\$ 7.50/SF NNN



# OFFICE/INDUSTRIAL SPACE AVAILABLE



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