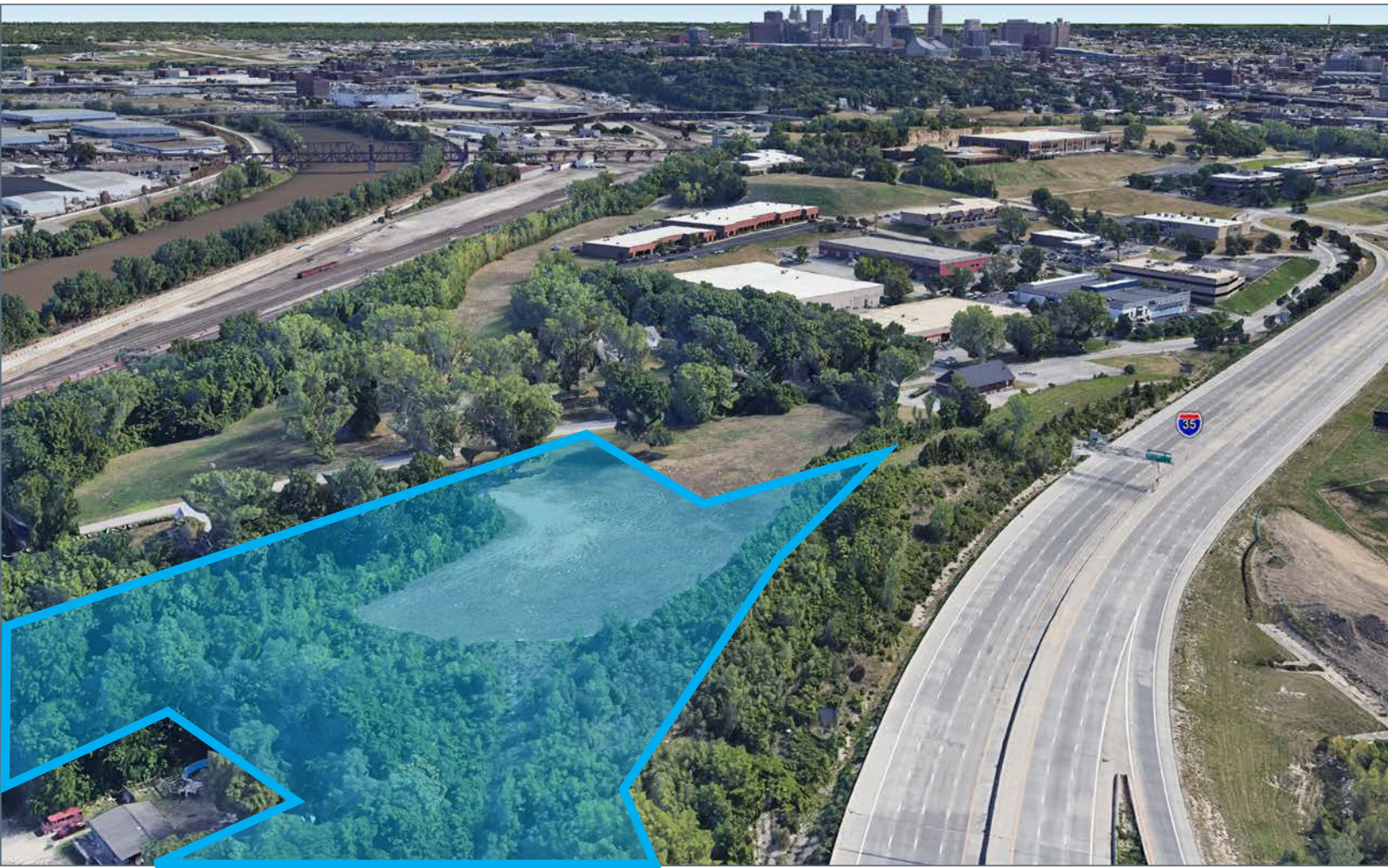


## BUILD-TO-SUIT OPPORTUNITY



### LAND PARCEL HIGHLIGHTS

- 5.80 Acres along I-35 on Highway Pad Site
- Zoned: R-2 (B)
- Professional, master planned business park setting with immediate I-35 access
- Visible to traffic counts over 100,000 vehicles per day
- Great neighborhood amenities and services; minutes to Downtown, Crown Center, Westport, the Plaza, and South Johnson County

### LEASING CONTACTS

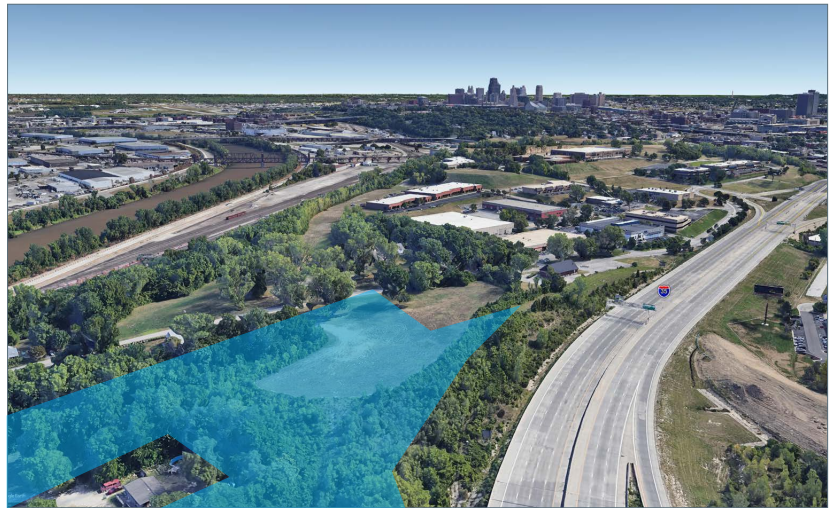
**JEREMIAH DEAN, CCIM**  
(816) 701 5012  
[jdean@copaken-brooks.com](mailto:jdean@copaken-brooks.com)





## SITE 21 & 22 HIGHLIGHTS

- 5.80 Acres
- Quick access to I-35
- Prime Location with Panoramic views of Downtown Kansas City and Suburbs





## DEVELOPMENT OPPORTUNITY

- Ideal for a 50,000 SF Flex Building
- 2 Parking Lots - 80 Parking Spaces & 76 Parking Spaces
- Trucks Area





# BUILD-TO-SUIT OPPORTUNITY



## LEASING CONTACT

**JEREMIAH DEAN, CCIM**

(816) 701 5012

[jdean@copaken-brooks.com](mailto:jdean@copaken-brooks.com)

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