

OFFICE/INDUSTRIAL SPACE FOR LEASE

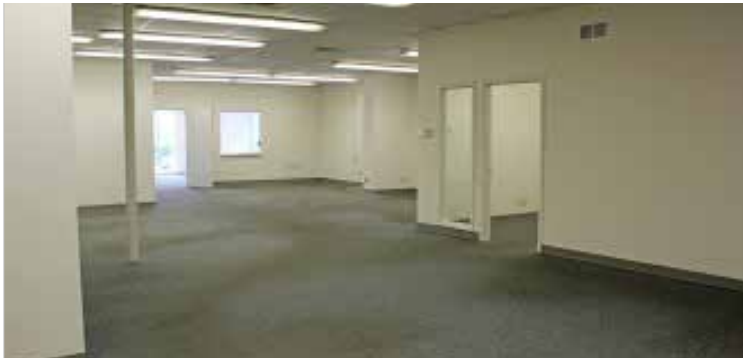


OFFICE/INDUSTRIAL HIGHLIGHTS

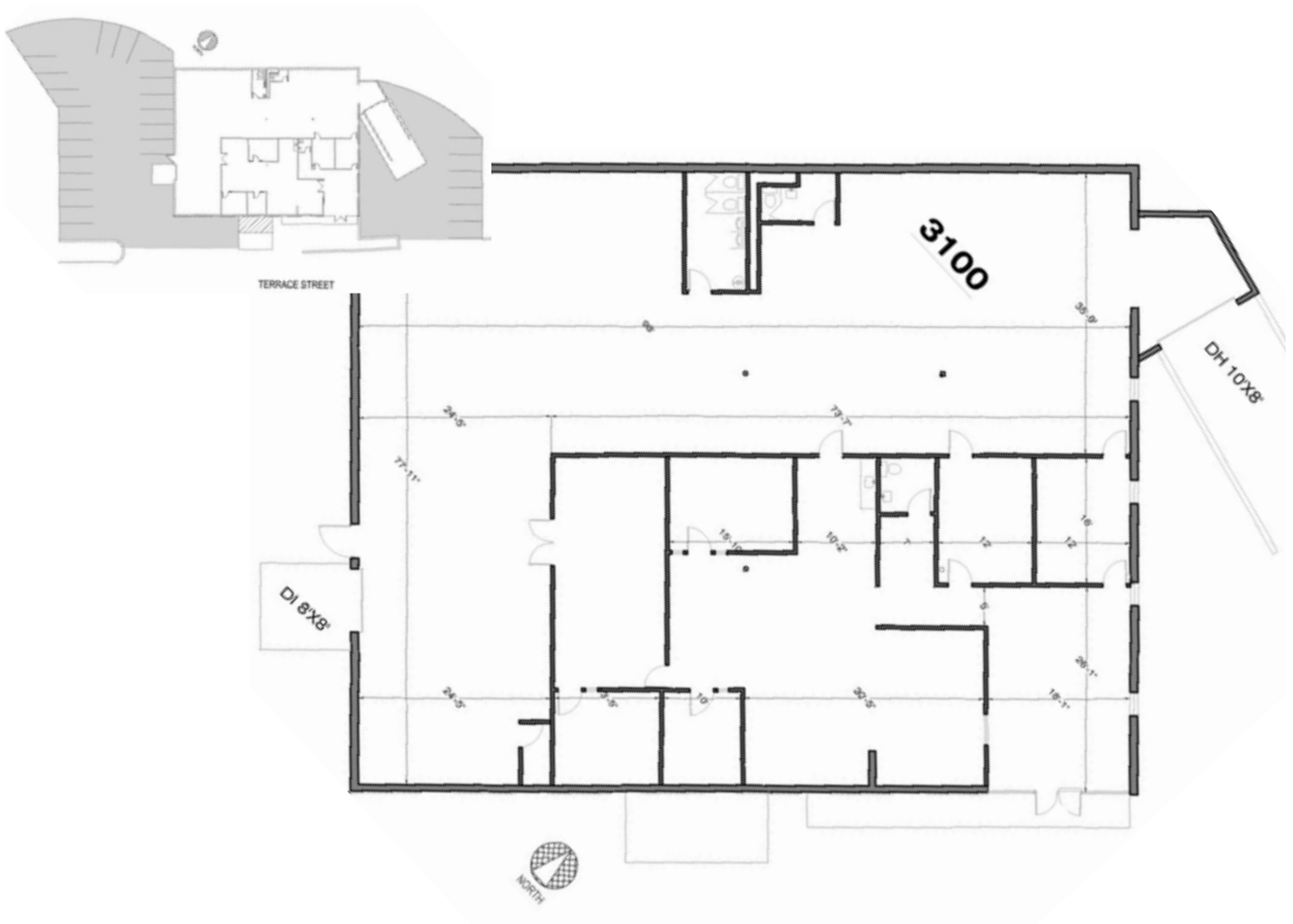
- **8,196 SF Available (3,126 SF Office & 5,070 SF Warehouse)**
- One (8' x 8') drive-in door and one (10' x 8') dock-high loading door
- High-traffic location on corner of Terrace and 31st Street with Prominent Signage
- Convenient access for employees, vendors and customers with quick highway access
- On-site parking
- Business park location with private streets; security patrolled with walkout and lockout services

LEASING CONTACTS

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Address	3100 Terrace Street, Kansas City, Missouri
Size	8,196 SF Available (3,126 SF Office & 5,070 SF Warehouse)
Clear Height	10'
Parking	25± Free Parking Spaces
Loading	One (8' x 8') drive-in door One (10' x 8') dock-high loading door
Sprinkler System	No
Lighting	Fluorescent T-8
Notes	Air-conditioned warehouse ADA compliant restrooms



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