

# INDUSTRIAL & OFFICE SPACE FOR LEASE



## SPACE HIGHLIGHTS

- **76,873 SF Available**
- Seven Dock High loading doors and One Drive In Door
- On-site parking; generous front and side lot parking
- New energy efficient LED lighting throughout building features enhanced light levels and significant savings on electricity costs and repairs
- Prominent signage on busy 31st Street corridor
- Business park location with private streets; security patrolled with walkout/lockout service

## LEASING CONTACTS

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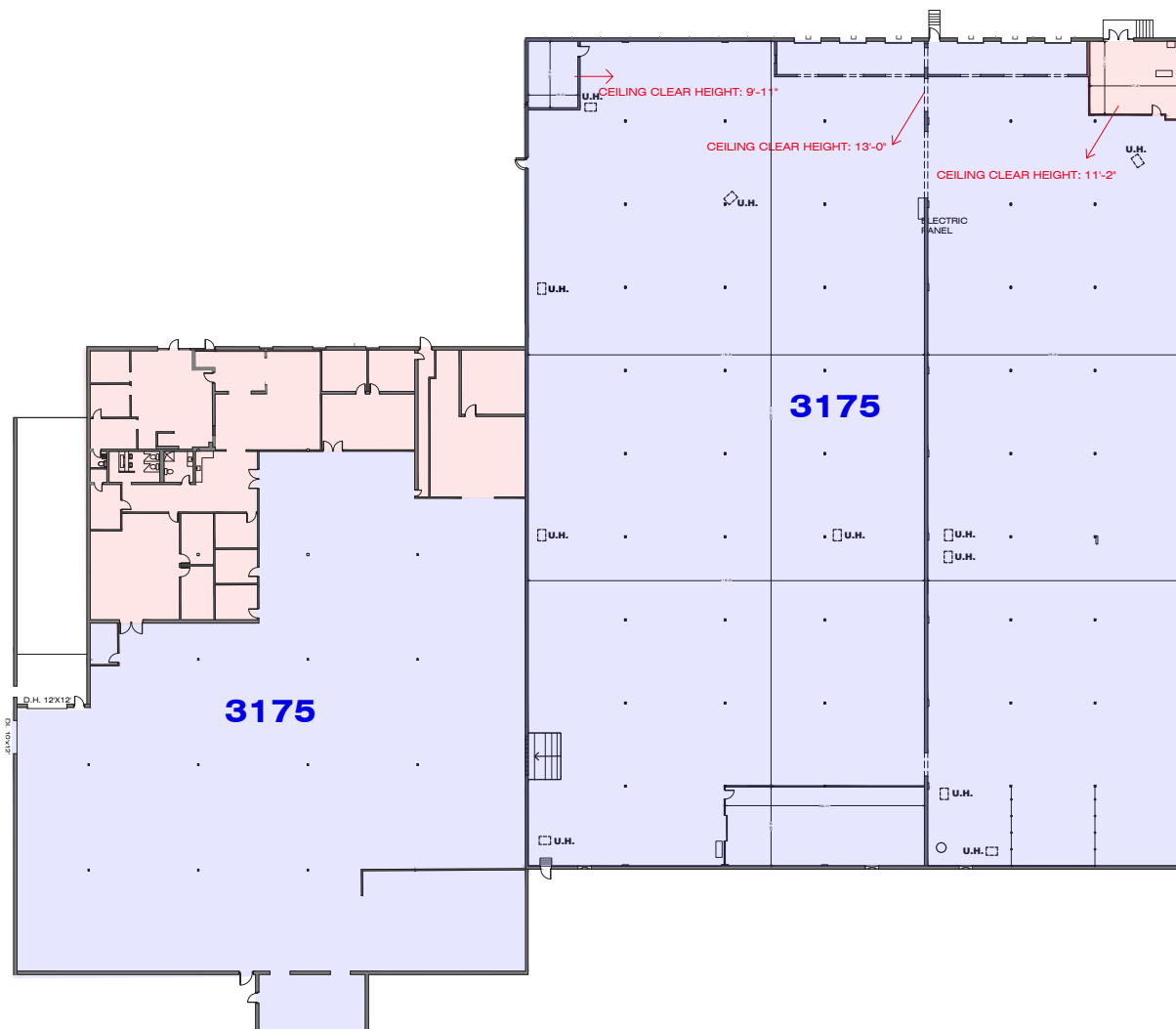




# 3175 TERRACE STREET

Kansas City, Missouri

Total SF Available	76,873 SF
Office SF	6,506 SF
Warehouse SF	70,367 SF
Dock High Doors	6 (8'x8') 1 (12'x12')
Drive In Doors	1 (10'x12')
Clear Height	16'
Power	200 amps, 208/120 Volt
Additional Notes	Sprinkler System LED Lighting



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