

PREMIER INDUSTRIAL & OFFICE SPACE FOR LEASE



SPACE HIGHLIGHTS

- **6,000 SF Available**
- **Free, Convenient On-site Parking;** generous front and side lot parking
- **Google Fiber Available**
- Ideal for light manufacturing, fabrication or light retail operation desiring an outstanding Midtown location
- **Prominent signage** on busy 31st Street corridor
- Business park location with private streets; security patrolled with walkout/lockout service

LEASING CONTACT

JEREMIAH DEAN, CCIM

P (816) 701-5012

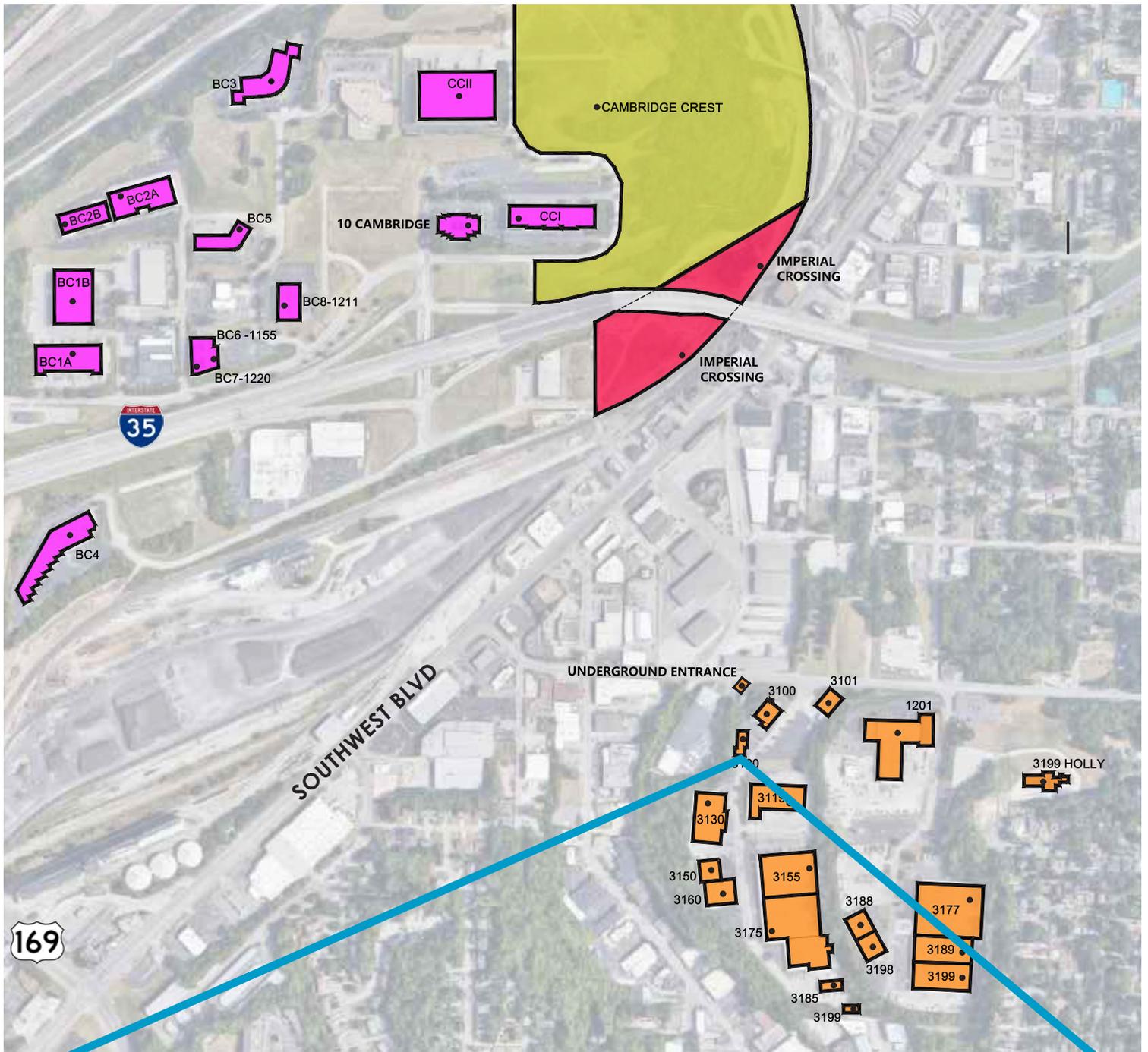
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MOLLY CRAWFORD MUNNINGHOFF

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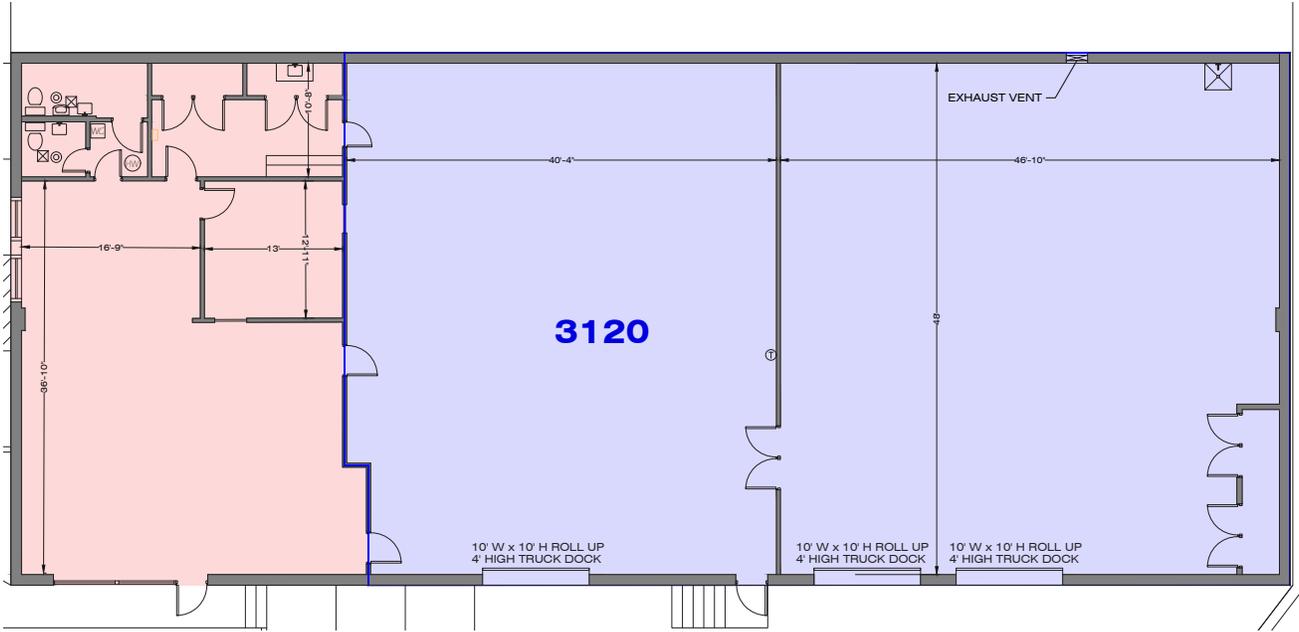
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LOCATION



3120 TERRACE STREET

Total SF Available	6,000 SF
Office SF	1,590 SF
Warehouse SF	4,410 SF
Dock High Doors	3 (10'x10')
Notes	Google Fiber Available



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