

PREMIER INDUSTRIAL & OFFICE SPACE FOR LEASE



SPACE HIGHLIGHTS

- **14,921 SF Available**
- **Free, Convenient On-Site Parking**
- **Google Fiber Available**
- 2 Dock High Doors
- **Prominent signage** on busy 31st Street corridor
- **Convenient access** for employees, vendors and customers
- Business park location with private streets; security patrolled with walkout/lockout service

LEASING CONTACTS

JEREMIAH DEAN, CCIM

P (816) 701-5012

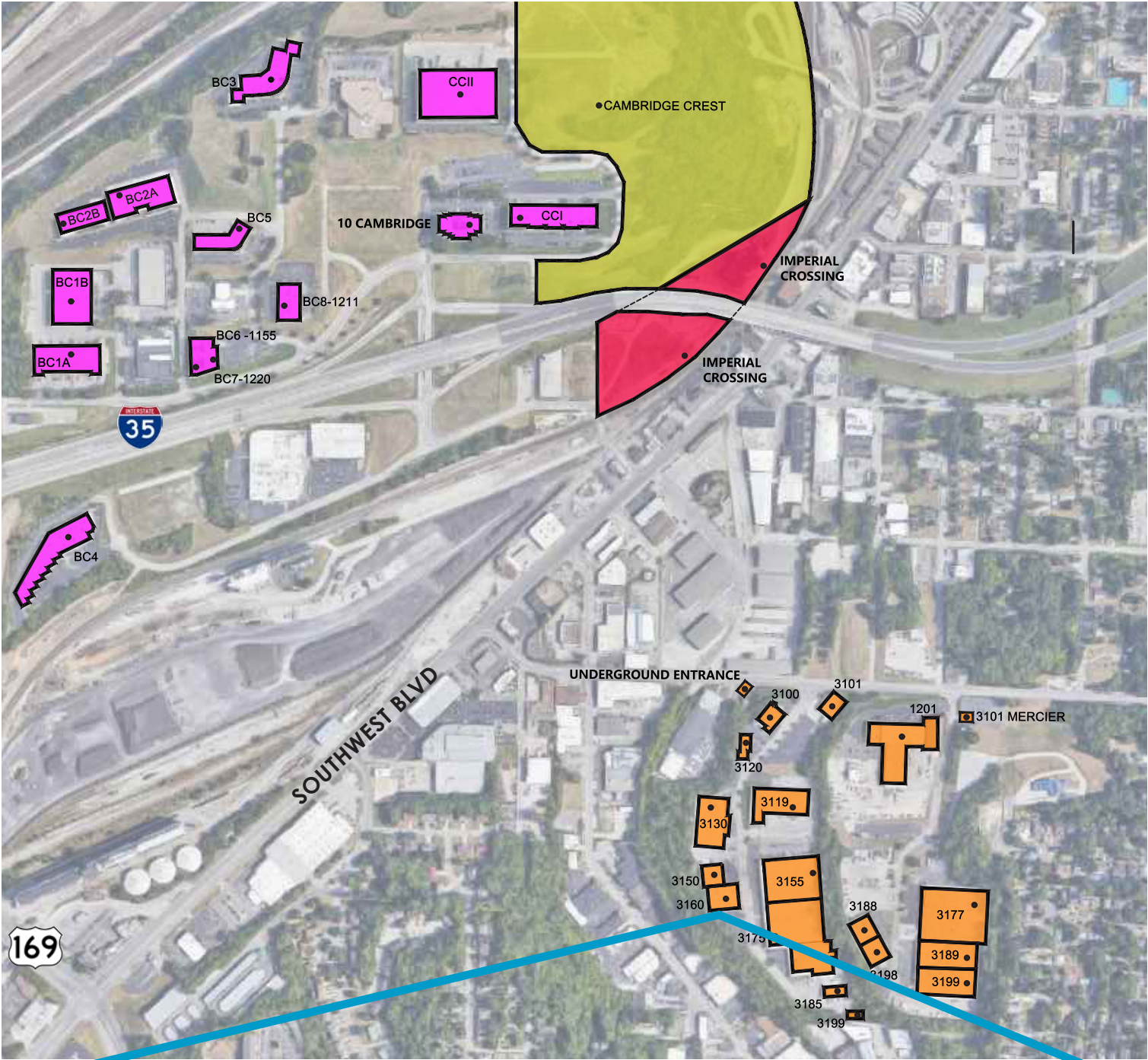
jdean@copaken-brooks.com

MOLLY CRAWFORD MUNNINGHOFF

P (816) 701-5013

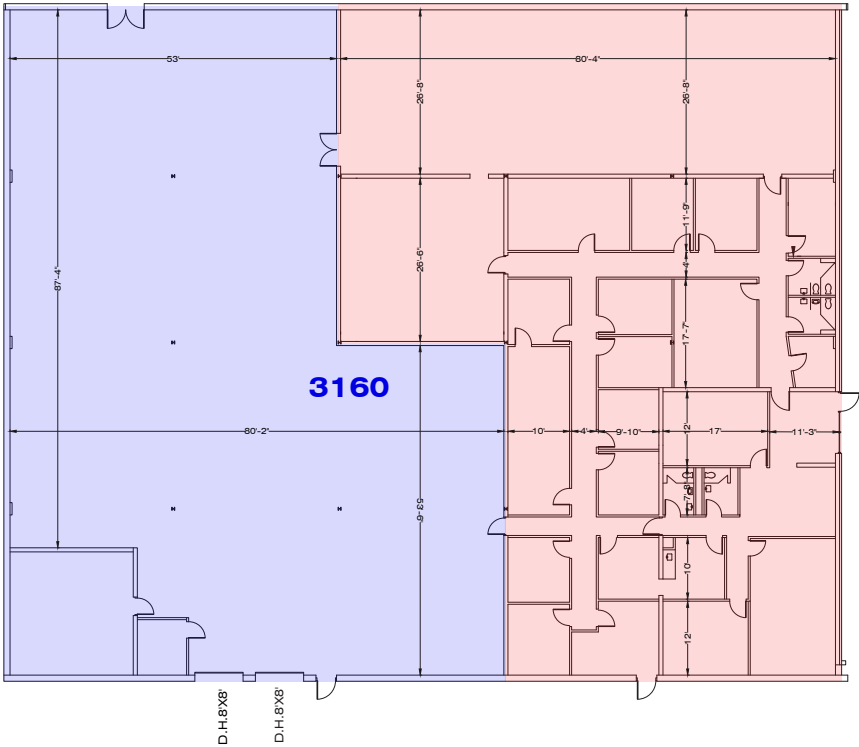
mcrawford@copaken-brooks.com

LOCATION



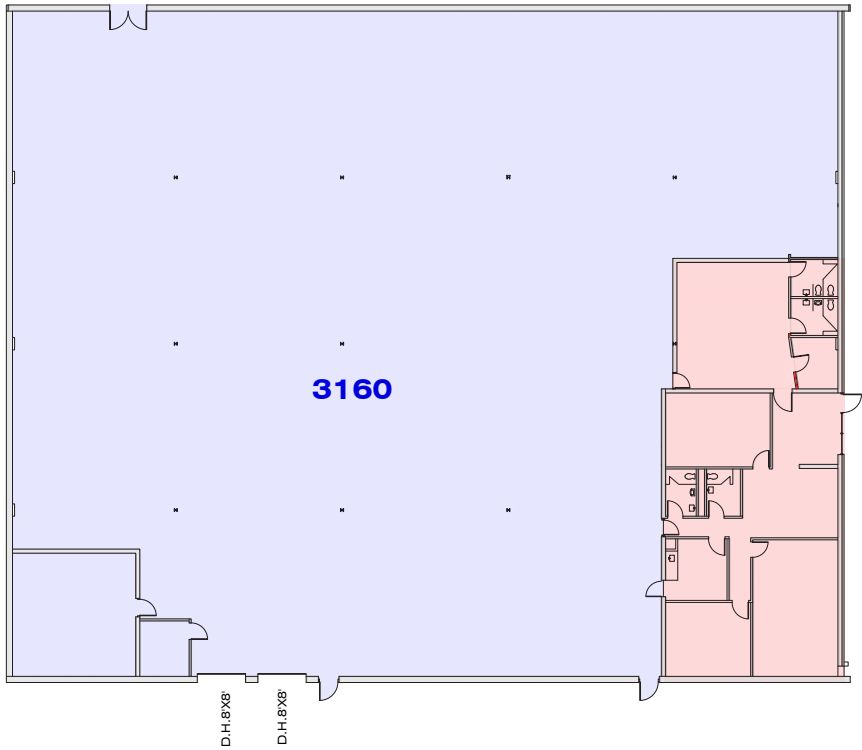
CURRENT FLOOR PLAN

Total SF Available	14,921 SF
Office SF	7,487 SF
Warehouse SF	7,434 SF
Dock High Doors	2 (8'x8')
Clear Height	12'
Notes	Google Fiber Sprinkler System



ALTERNATIVE FLOOR PLAN

Total SF Available	14,921 SF
Office SF	1,992 SF
Warehouse SF	12,929 SF
Dock High Doors	2 (8'x8')
Clear Height	12'
Notes	Google Fiber Sprinkler System



PREMIER INDUSTRIAL & OFFICE SPACE FOR LEASE



LEASING CONTACTS

JEREMIAH DEAN, CCIM

P (816) 701-5012

jdean@copaken-brooks.com

MOLLY CRAWFORD MUNNINGHOFF

P (816) 701-5013

mcrawford@copaken-brooks.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.