

## BUILD-TO-SUIT OPPORTUNITY



### LAND PARCEL HIGHLIGHTS

- **6.69 Acres** along I-35 Highway Pad Site
- Zone: M-3
- Positioned in a **well-maintained** and **secured** business park setting
- **Clear visibility** and **instant accessibility** to I-35
- **Great location** central to the city's major thoroughfares; moments from the Plaza, Crown Center, Westport and Downtown

### LEASING CONTACT

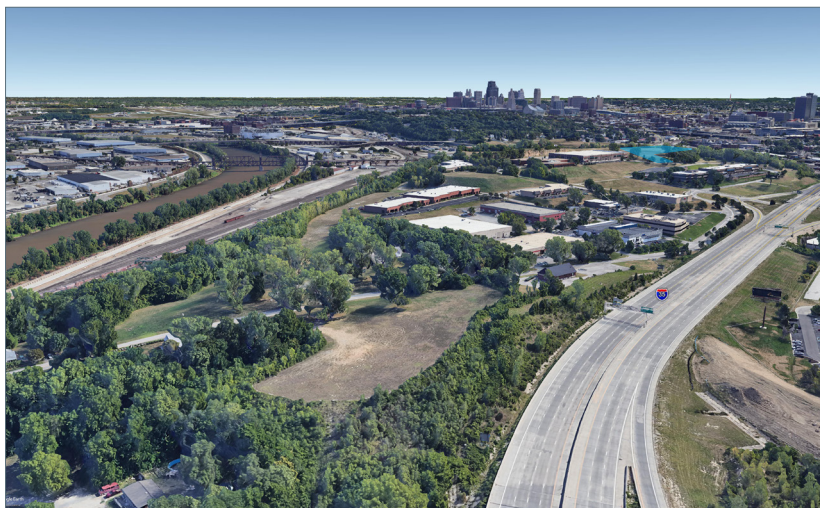
**MOLLY CRAWFORD MUNNINGHOFF**  
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## SITE 26 HIGHLIGHTS

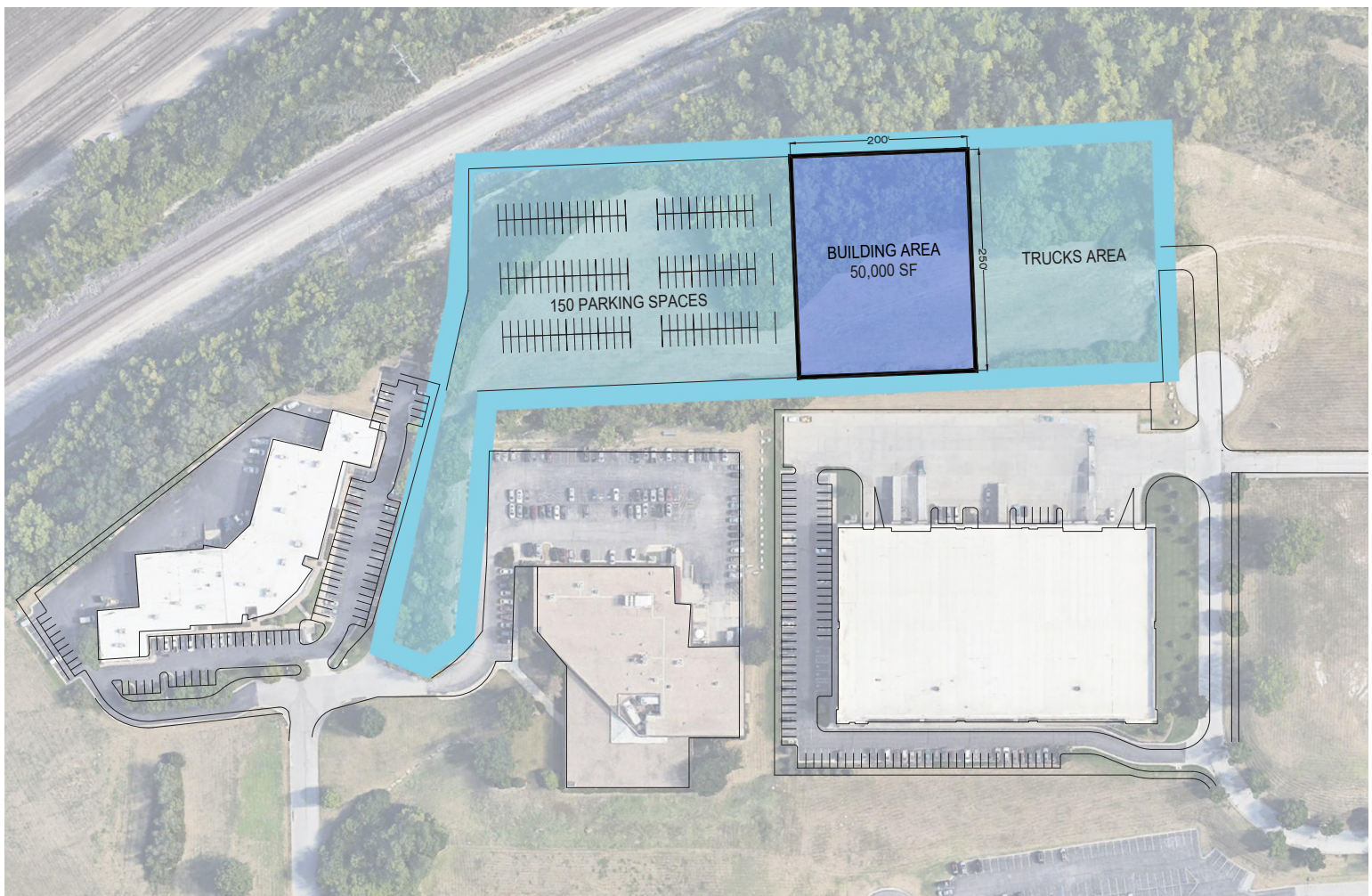
- 6.69 Acres
- Quick access to I-35
- Prime Location with Panoramic views of Downtown Kansas City and Suburbs





## DEVELOPMENT OPPORTUNITY

- Ideal for a 50,000 SF Flex Building
- 150 Parking Spaces
- Trucks Area





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