



Industrial Space for Lease

**7581 MANCHESTER TRAFFICWAY
KANSAS CITY, MISSOURI**

Property Highlights

- Free standing building
- 12,960 sf with 1,118 sf a/c office
- 2 dock-high loading doors
- 14' clear height in warehouse
- Off street parking
- Best suited for light manufacturing or distribution
- Estimated 2025 property taxes - \$0.51 psf
- Estimated 2025 fire/EC insurance - \$0.33 psf
- CAM is self performed
- Lease rate \$5.50, NN

Co-Exclusive Listing:

David J. Zimmer, SIOR

Vice Chairman, Principal

t 816-512-1001

dzimmer@nzimmer.com

1220 Washington Street, Suite 300
Kansas City, MO 64105

nrmkzimmer.com



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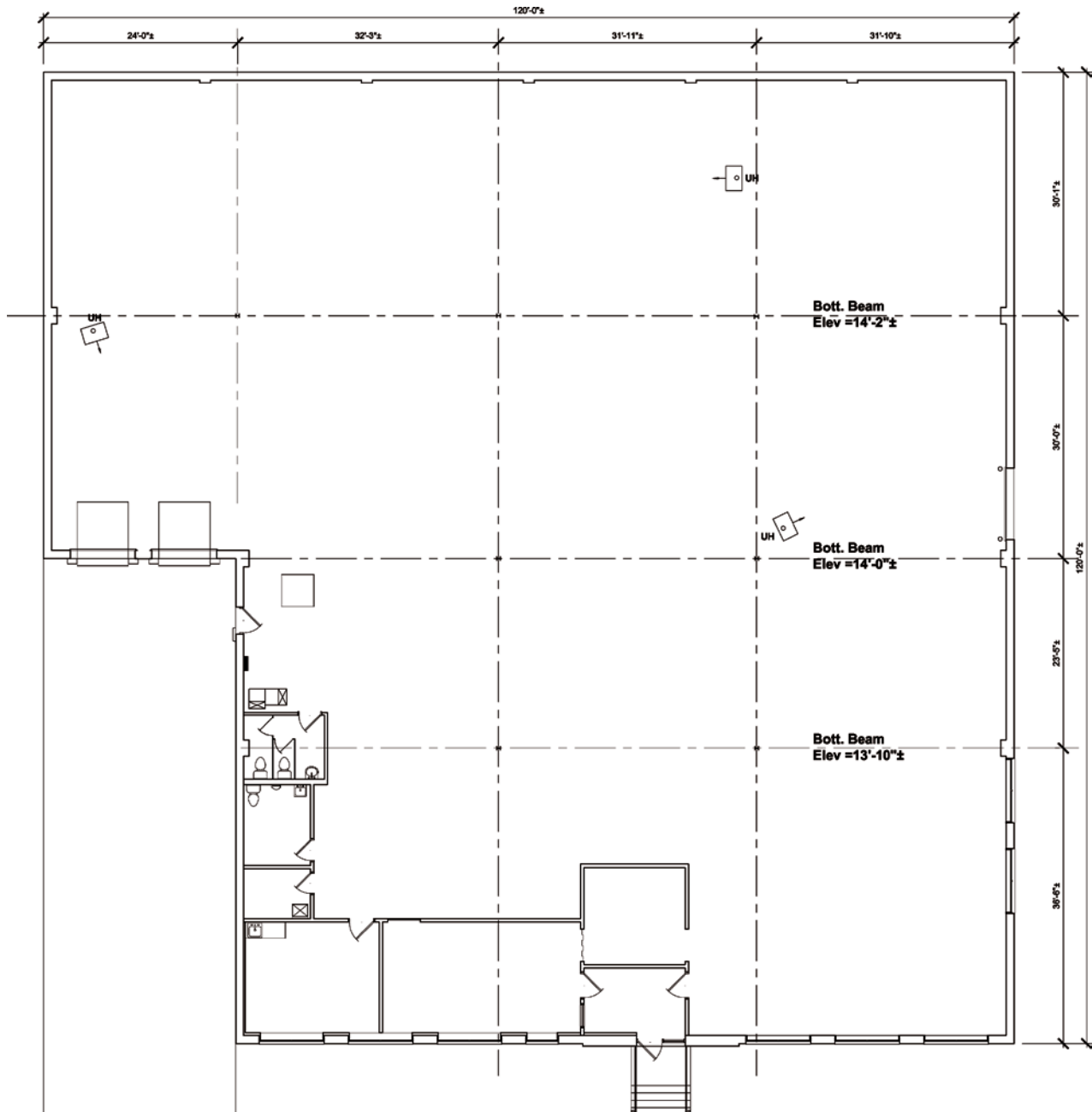
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Floor Plan



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