



# FOR LEASE

## INDUSTRIAL PROPERTY



**COOLER/FREEZER SPACE WITH  
OFFICE AND WAREHOUSE**

**2840 Guinotte Ave  
Kansas City, MO 64120**




**LEASE RATE: \$14/SF MG  
8,600 +/- SF AVAILABLE**

**NATHAN PRATHER | PARTNER  
1-816-268-4483  
NTPRATHER@OPESCRE.COM**

\*Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind\*



## NATE PRATHER PARTNER

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-  816-268-4483
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## PROPERTY FEATURES



- **EXCELLENT OPPORTUNITY IN KANSAS CITY, MO FOR HARD TO FIND COOLER/FREEZER SPACE**
- **TOTAL SPACE SIZE: 8,600 +/- SF**
- **OFFICE: 2,420 +/- SF WITH MEN'S AND WOMEN'S RESTROOMS, CONFERENCE ROOM, AND SEVERAL OFFICES**
- **COOLER/FREEZER: 2,700 +/- SF SEPARATED IN TWO AREAS OF THE WAREHOUSE**
- **WAREHOUSE: 3,480 +/- SF WITH 2 DOCKS**
- **10-15 DEDICATED PARKING SPACES**
- **CENTRALIZED LOCATION WITH VERY GOOD ACCESS TO I-35**
- **ZONING M1-5**

## AREA DEMOGRAPHICS



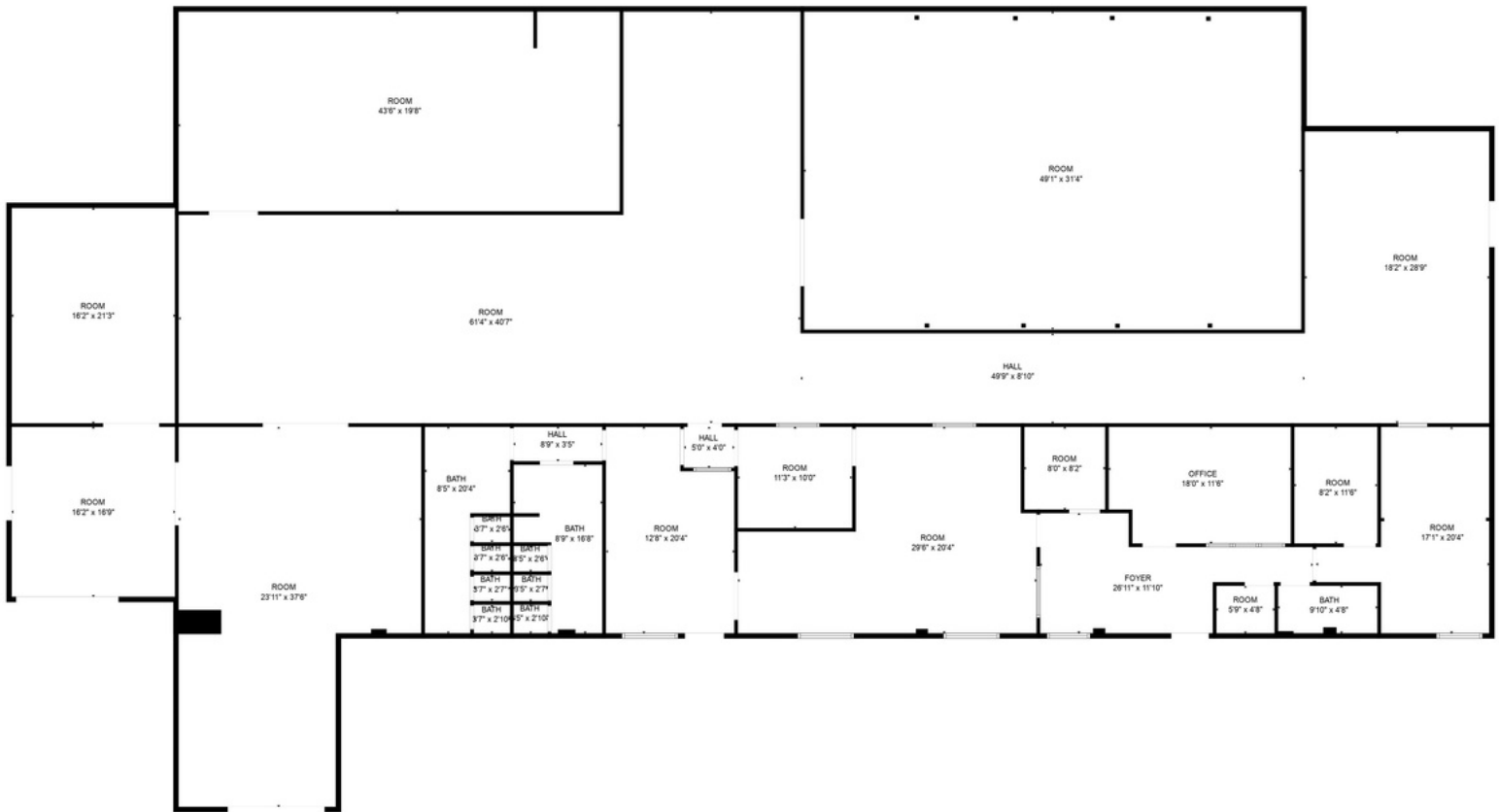
Population	2 Mile	5 Mile	10 Mile
2023 Population	35,841	187,802	681,507
2028 Population	36,365	192,967	694,640
Annual Growth 2023-2028	0.3%	0.6%	0.4%

Households	2 Mile	5 Mile	10 Mile
2023 Households	12,578	78,994	284,786
Growth 2023-2028	0.3%	0.6%	0.4%
Median Household Income	\$34,980	\$41,555	\$53,142



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## FLOOR PLAN



**TOTAL: 8601 sq. ft**  
**FLOOR 1: 8601 sq. ft**

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

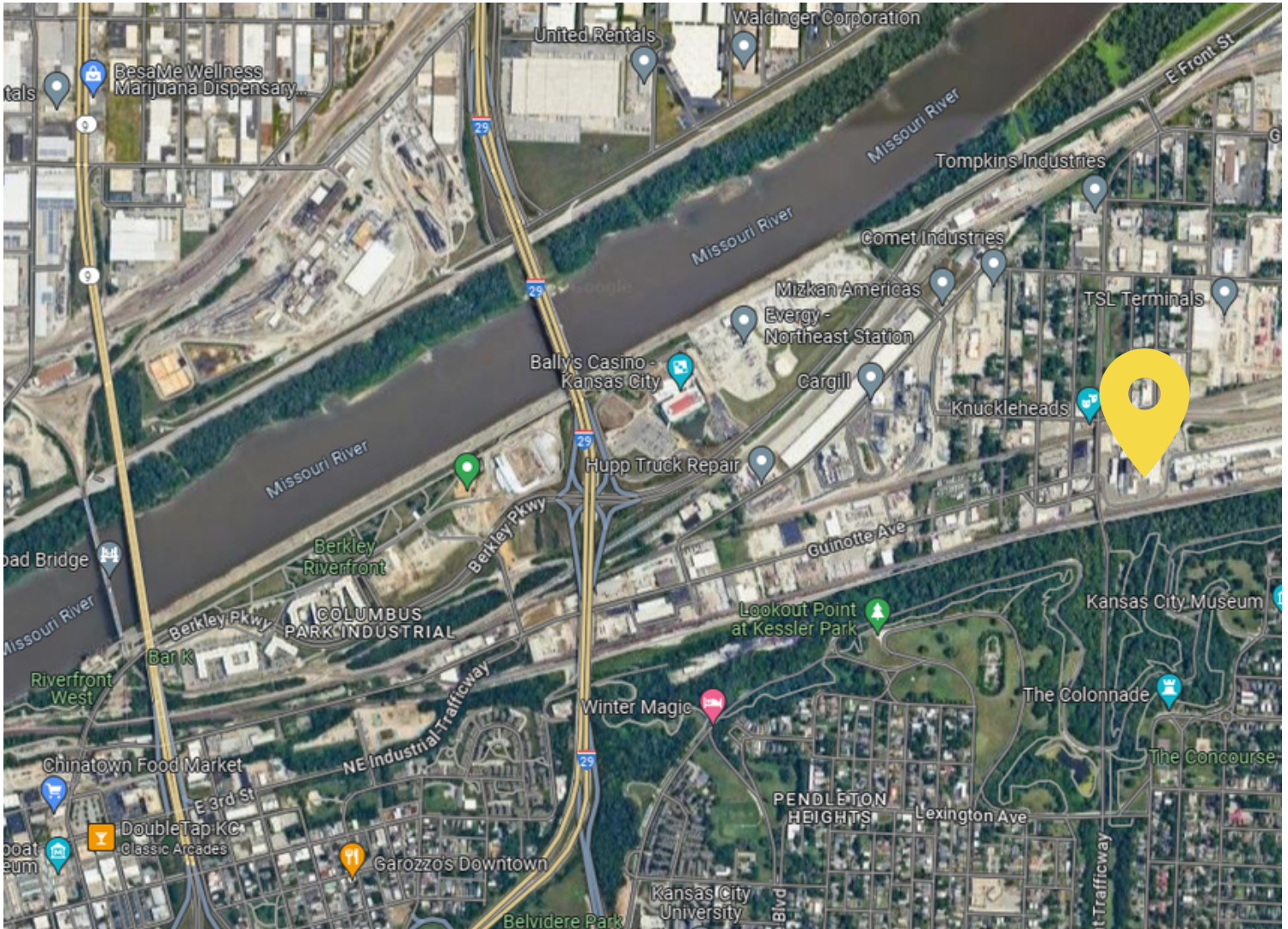
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## AERIAL MAP



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