

# FOR LEASE

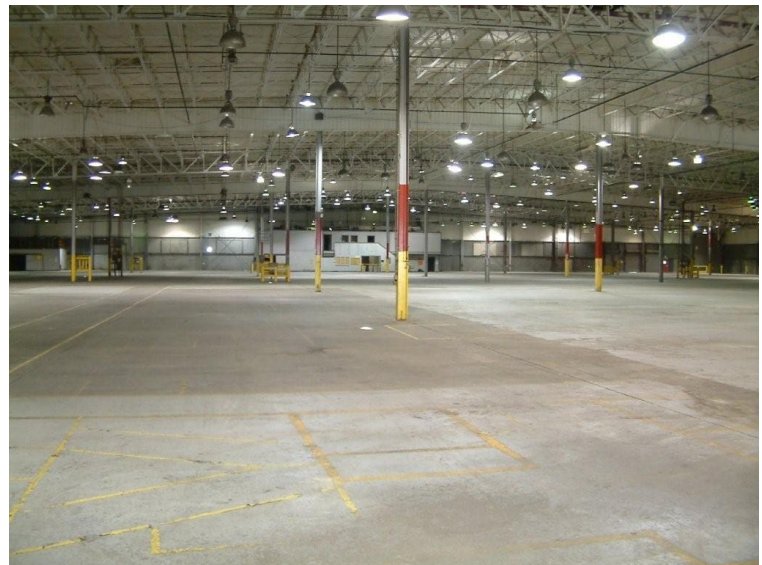
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## 48,500sf Office-Warehouse



6540 Winner Road, Kansas City, MO 64125

- 20'-28' clear height (majority >24')
- 50' X 60' column spacing
- 10 docks, 1 drive-in
- 400sf of new office (more 'to-suit')
- Heated and sprinklered
- 5 Minutes to I-435
- Divisible to 36,500sf with 6 docks & 1 drive-in



\$5.50/sf NNN (\$1.35/sf Nets)



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