

**11651 NW AMBASSADOR DRIVE**  
**KANSAS CITY, MISSOURI 64153**

est. 1879

**KH**

**KESSINGER HUNTER**  
commercial real estate

**INDUSTRIAL FOR LEASE | 50,457± SF on 4.27± ACRES**



## FEATURES

- 16 Dock-High Doors
- 1 Drive-In Door
- 22' Clear Height
- Fenced and Secured Truck Court and Storage Yard
- LED Lighting on Motion Sensors in Warehouse

TOTAL SF	50,457 SF
OFFICE SF	1,400 SF
LEASE RATE	\$7.25 PSF IG
CAM	Self Performed
AVAILABLE	Immediately

## FOR MORE INFORMATION, PLEASE CONTACT:

**Kurt Jensen**  
Principal, Industrial Brokerage  
816.936.8508  
[kjensen@kessingerhunter.com](mailto:kjensen@kessingerhunter.com)

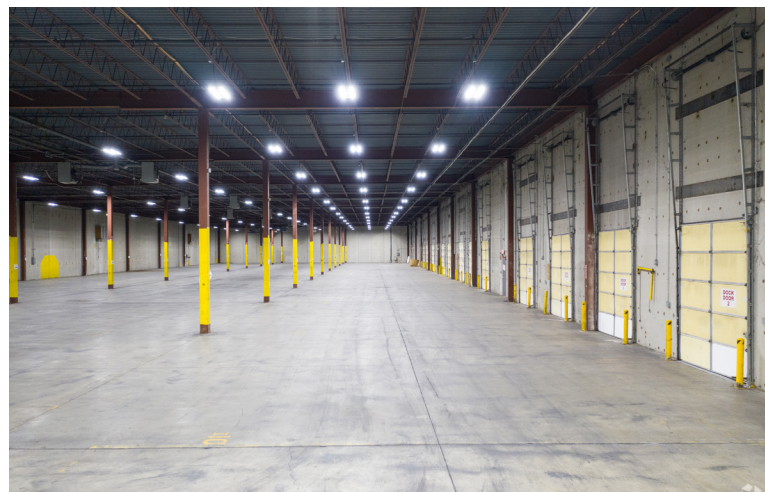
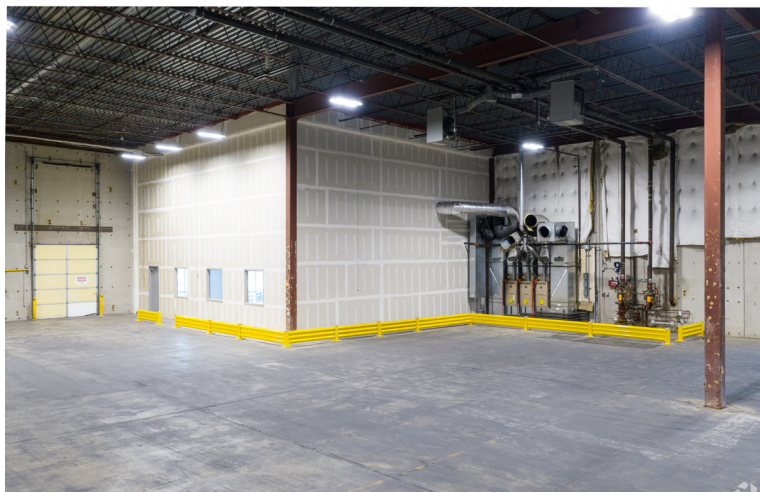
**Matthew Severns, SIOR, CCIM**  
Principal, Dir. of Industrial Brokerage  
816.936.8543  
[mseverns@kessingerhunter.com](mailto:mseverns@kessingerhunter.com)

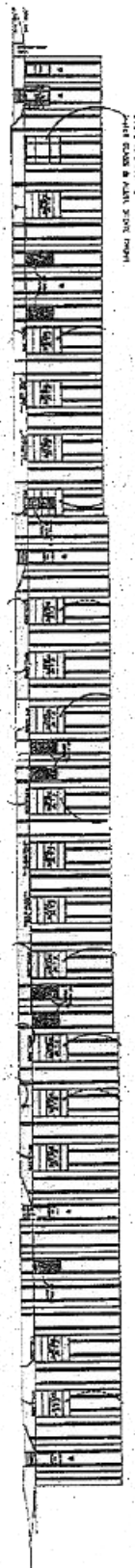
**KESSINGER HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
(816) 842-2690  
[kessingerhunter.com](http://kessingerhunter.com)

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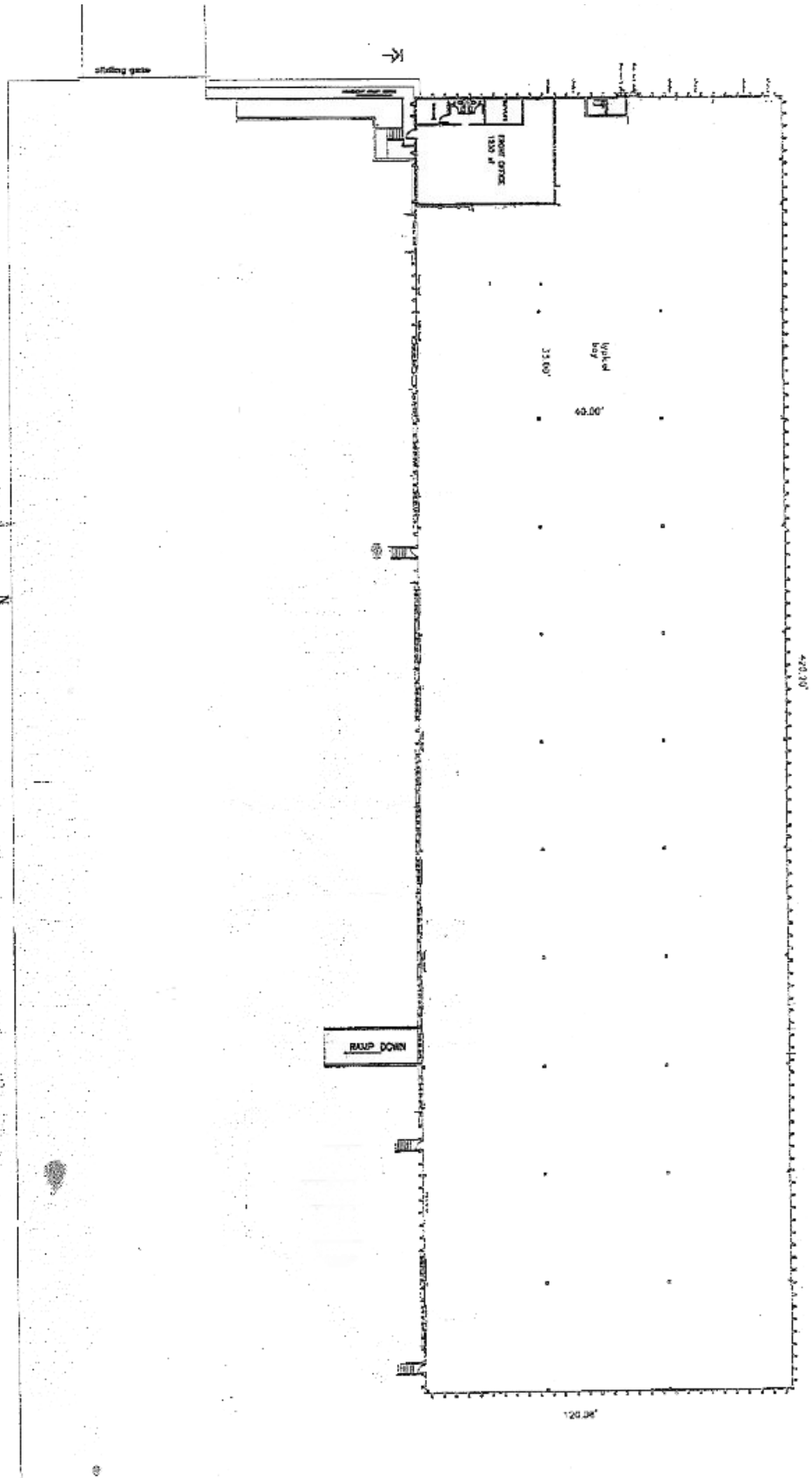


50,457 square feet AVAILABLE



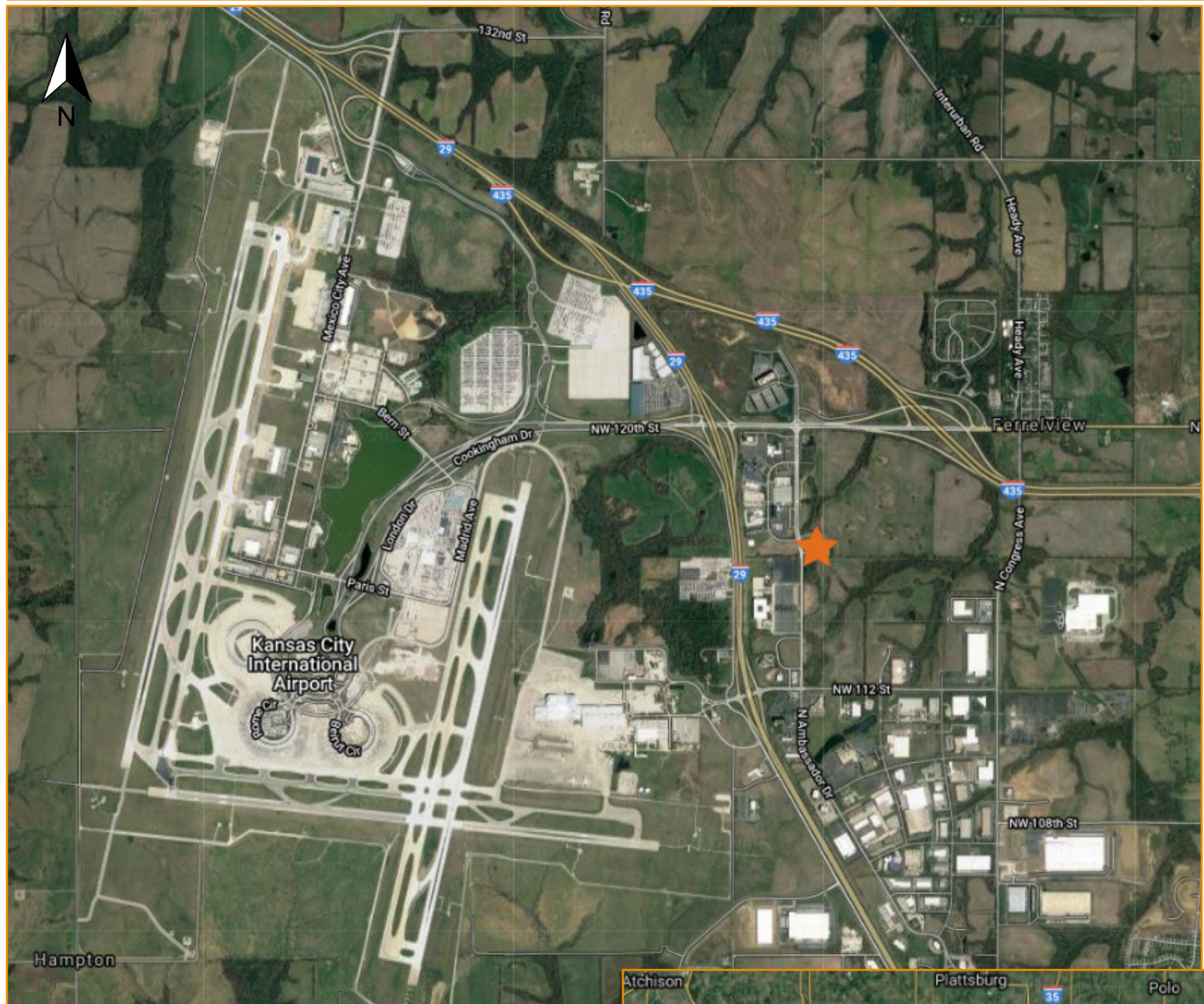


**SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"



**BUILDING PLAN**  
Scale: 1/8" = 1'-0"

# AERIAL



1  
1  
6  
5  
1

NW  
Ambassador

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