



FOR LEASE

3490 Manchester Trafficway | Kansas City, MO

5,575[±] Square Feet

Property Highlights

- Grade level service facility
- 0.75 +/- acres
- Great highway access
- High Bay 27' – 32'
- Fenced and paved storage yard

Building Type: Service

Lease Rate/SF: \$18.00 triple net

Lease Rate/Mo.: \$8,362.50 per mo.

Contact:

Mark Fountain, CCIM, SIOR
mark@truenorthindustrial.com
816.223.6647

www.TrueNorthIndustrial.com

3490 Manchester Trafficway | Kansas City Missouri



Property Type: Manufacturing
Total Sq.Ft.: 5,575 +/- square feet
Acreage: 0.75 +/- acres



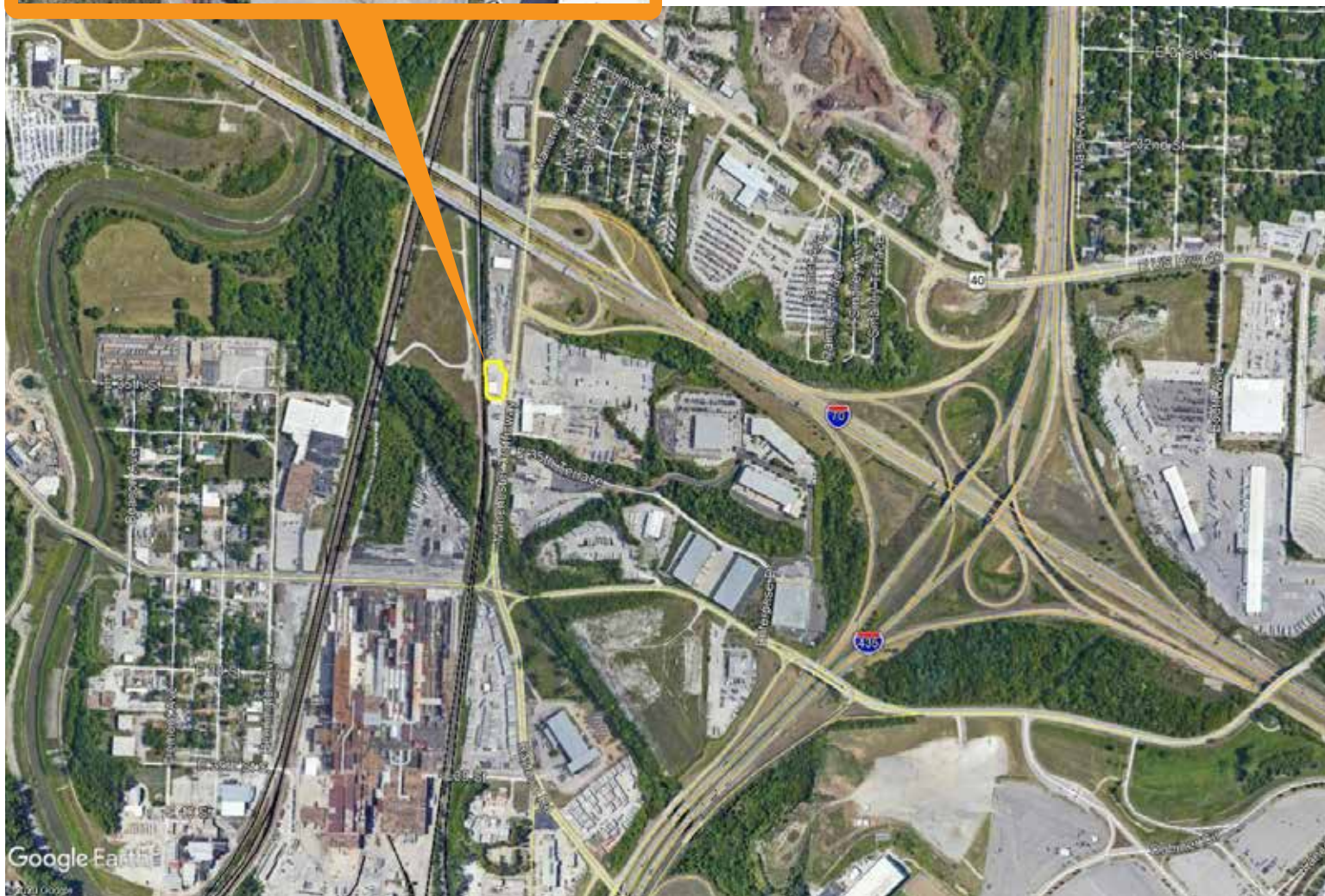
STRUCTURE

Building Sq.Ft.:	5,575+/-	Office Sq.Ft.:	1,000 +/- square feet (+ additional 1,000 +/- s.f. on mezzanine)
Structure:	Pre-engineered Metal	Plant HVAC:	Gas Space Htr.
Loading	2 (18'x18') Drive Through	Roof:	Metal
Clear Ht.:	27'-32'	Lighting:	LED
Column Spacing:	None	Floor:	Concrete
Sprinkler:	No	Floor Drains:	No
Electrical Service:	200a, 120/208v		

SITE

Size:	0.75 +/- Acres	Electricity:	KCPL
Zoning:	M1-5	Gas:	Spire Energy
Outside Storage:	Possible	San sewer:	City of KCMO
		Water:	City of KCMO

UTILITIES



All information combined herein is from sources deemed reliable however, no representation or warranty is made to the accuracy thereof.



Mark Fountain, CCIM, SIOR
 mark@truenorthindustrial.com
 816.223.6647