



## Space breakdown

**2486 SF - Total.**

**1746 SF - Warehouse w/ 10' drive-in door.**

**740 SF - Offices / Conference room.**

**Warehouse - Heated / cooled.**

**12 ft' clear height.**

**1 bathroom.**

**Off- Street parking.**

**Located in Midtown, in heart of KC.**

**Full Service / Modified Gross options.**

**NICK**

816- 739-3704

nhershewe@gmail.com

**BILL**

816- 728-3810

bhershewe@gmail.com