



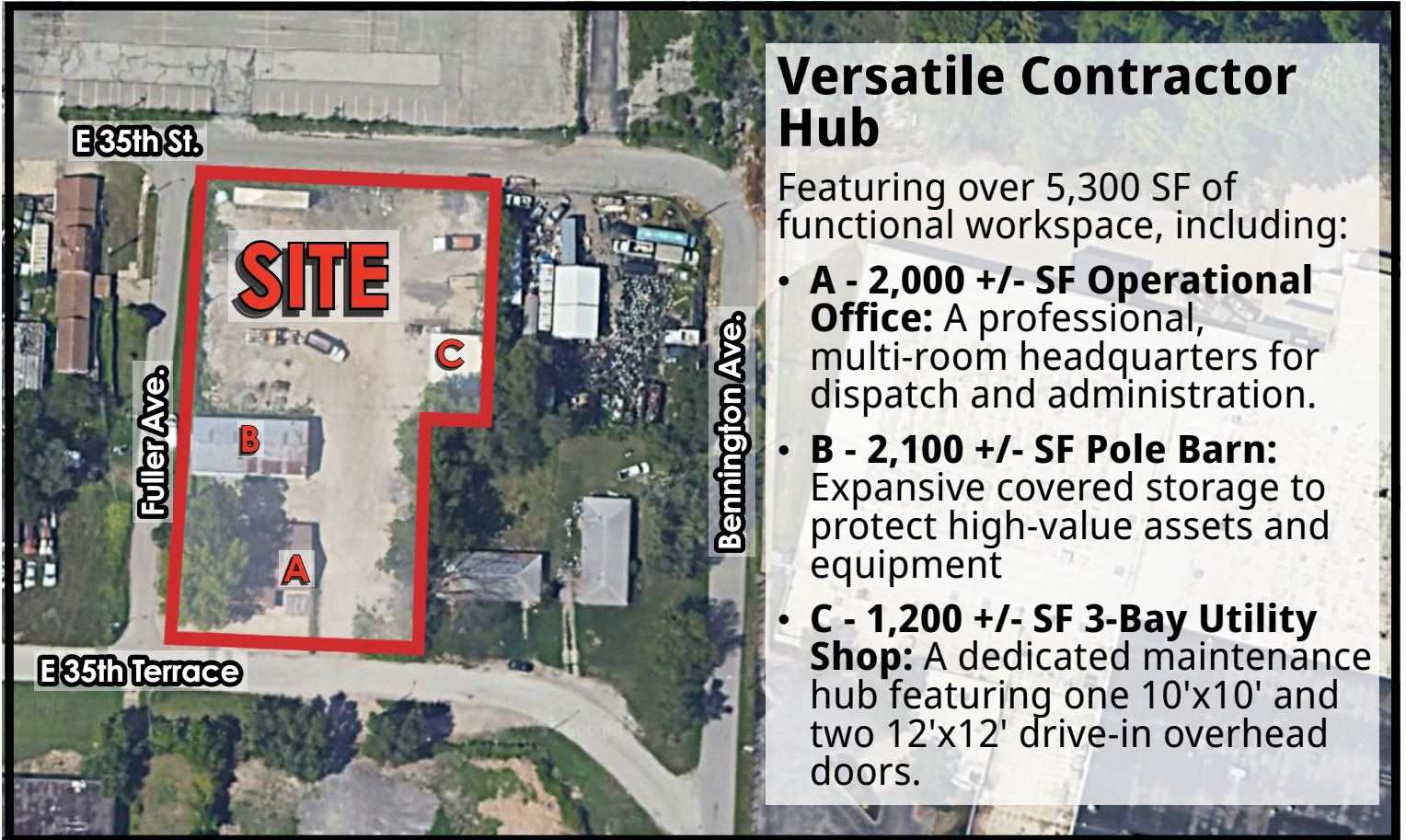
Boulevard
Commercial

REAL ESTATE SERVICES

FOR SALE OR LEASE

6500 E 35th Terrace
Kansas City MO 64129

Leeds Area IOS - Multiple Structures & Fully Fenced



Versatile Contractor Hub

Featuring over 5,300 SF of functional workspace, including:

- **A - 2,000 +/- SF Operational Office:** A professional, multi-room headquarters for dispatch and administration.
- **B - 2,100 +/- SF Pole Barn:** Expansive covered storage to protect high-value assets and equipment
- **C - 1,200 +/- SF 3-Bay Utility Shop:** A dedicated maintenance hub featuring one 10'x10' and two 12'x12' drive-in overhead doors.

Turnkey Heavy Operations & Storage Site

This highly functional property is zoned M1-5 and features a 1 +/- acre fully fenced and gated perimeter for maximum security. The entire site is topped with a durable gravel and millings surface, providing an ideal heavy equipment or bulk material storage. Central location with direct and efficient access to I-70 & I-435.

[Property Photos](#) [Map Link](#)

Lease Rate: \$4,500 per month NN
Sale Price: \$600,000

Broker is a licensed realtor in Missouri. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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