

For Lease | Flex/Industrial Near KCI Airport
2,380 - 7,140 SF | \$9 PSF G.I. + CAM (Est. \$2.93)
8248 NW 101st Terrace Suite # 14-16 Kansas City, MO 64153

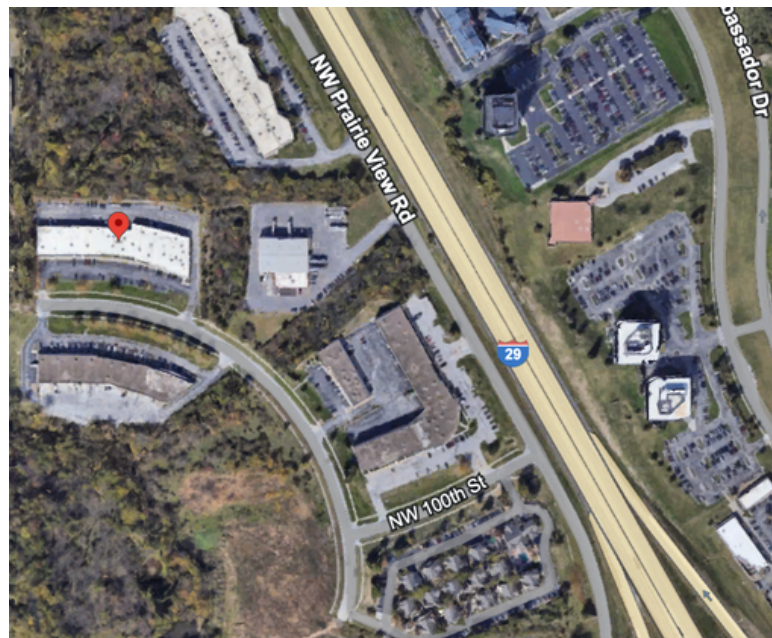


\$9 PSF G.I.+ \$2.93 CAM

Easy I-29 & Airport Access

Rare Availability in Executive Hills Tech Center!

- Suites Can Be Sub-Divided:
 - Suite 14 & 15: 4,760 SF
 - Suite 16: 2,380 SF
- Roughly $\frac{1}{3}$ Office and $\frac{2}{3}$ Warehouse
- 3 Drive-In Doors (10' x 12')
- Warehouse Clear Height 14'
- Box Trucks Only - No Semi Access
- Ample Parking
- TI Available for Term Leases

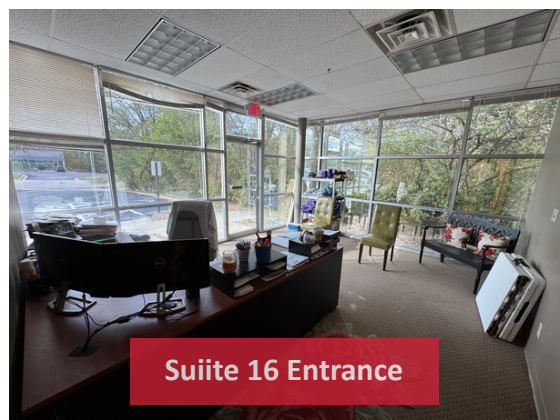


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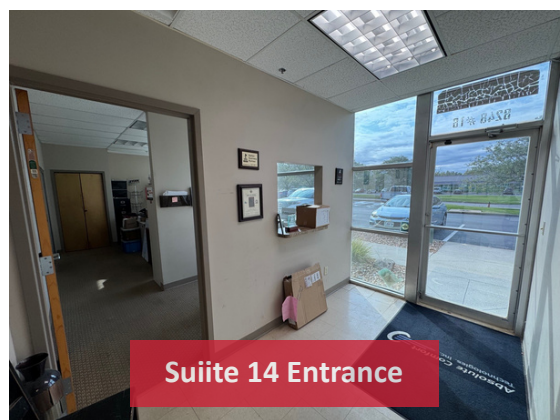


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Suite 16 Entrance



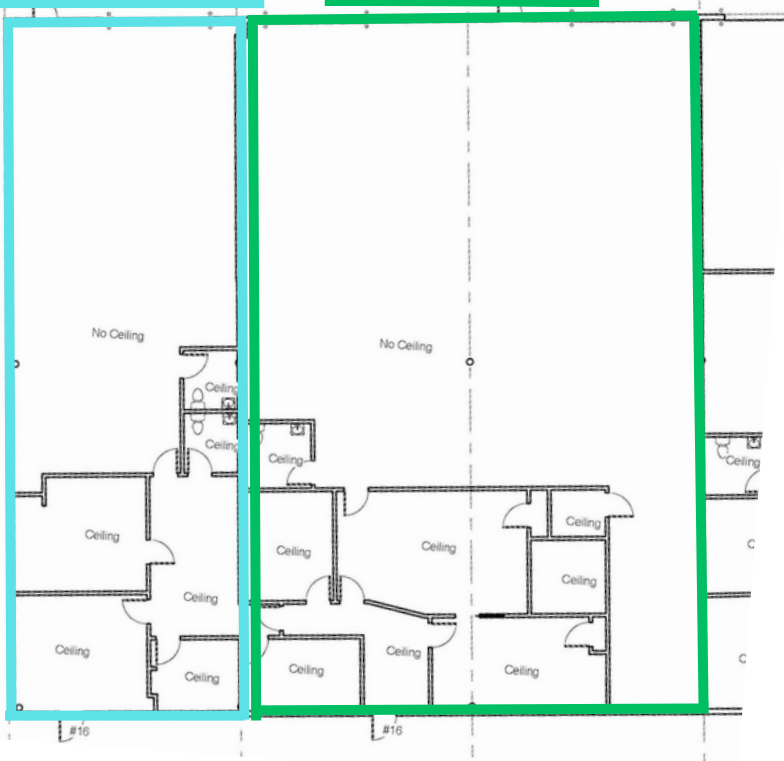
Suite 14 Entrance



Front of Building

Suite 16 - 2,380 SF

Suite 14 & 15
4,760 SF



Floor Plans

Suites Can Be Leased
Together

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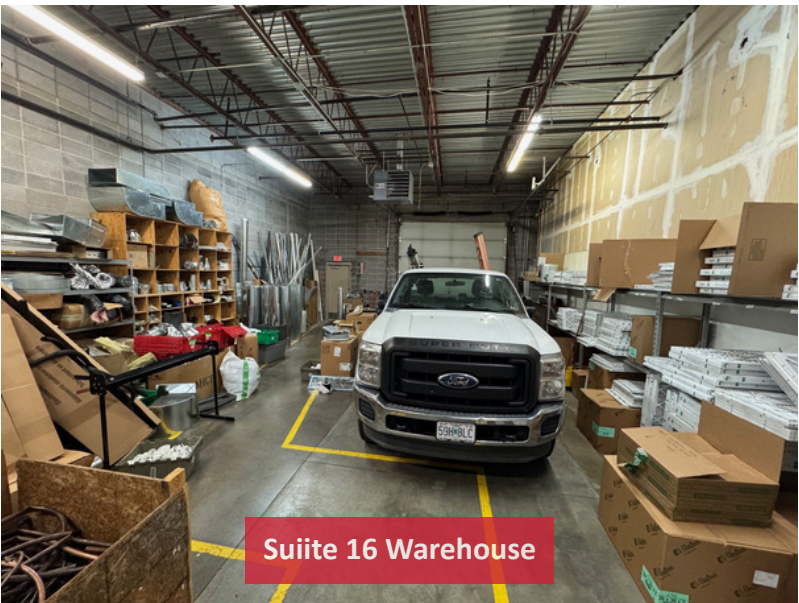


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Suite 14 Warehouse



Suite 16 Warehouse



Suite 14 Warehouse



Conference & Break Room



Suite 14

Suite 15

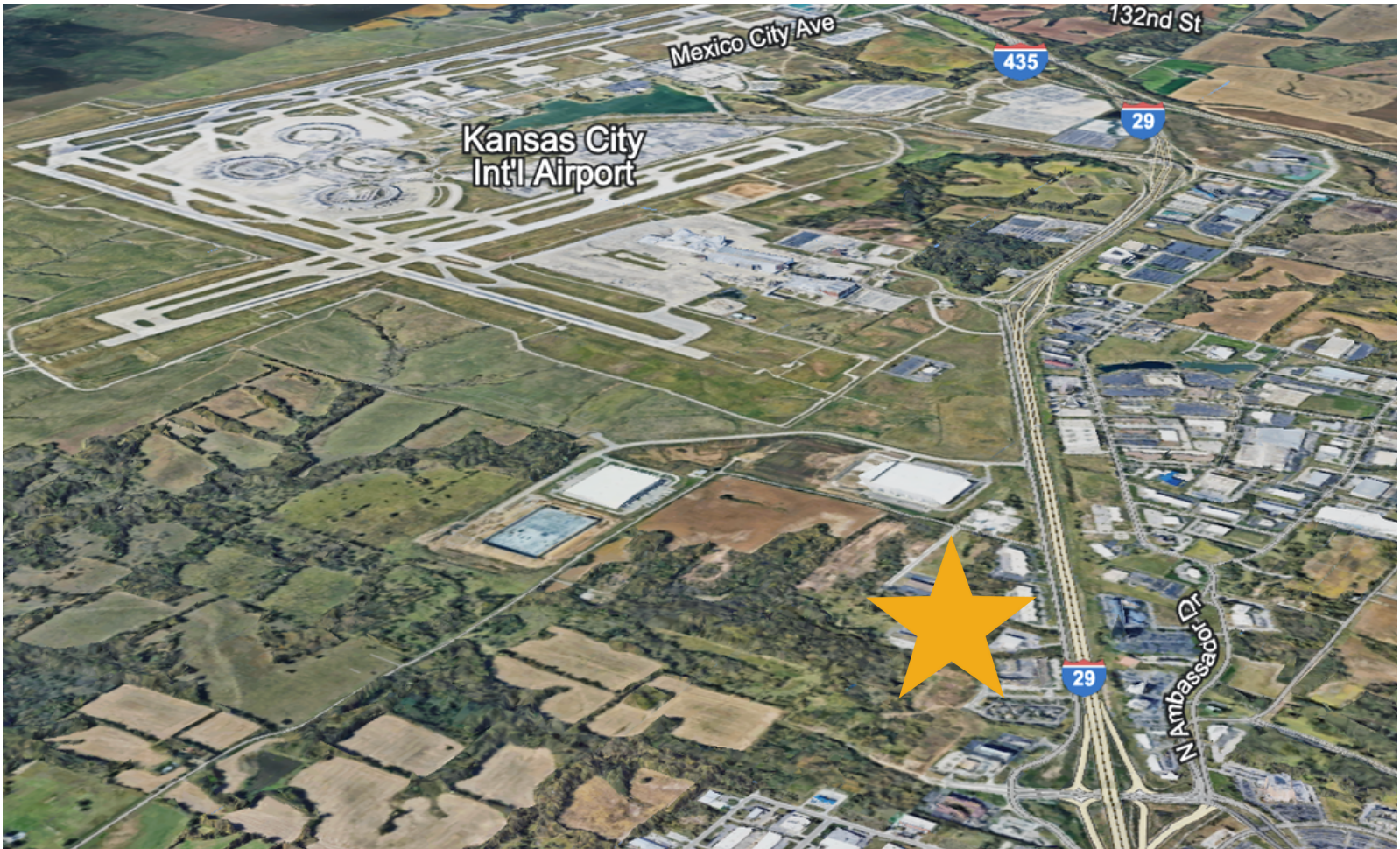
Suite 16

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Right: Map Showing Truck Access to Rear Drive-In Doors

**No Semi Truck Access

