

FOR LEASE
±34,000 SF AVAILABLE



104 W 10TH AVENUE
NORTH KANSAS CITY, MO

*LOCATED IN AN OPPORTUNITY ZONE
ADDITIONAL LAND FOR OUTSIDE STORAGE*

 CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

±5,000 SF office and production/bullpen area

4 dock-high doors and 1 drive-in door

±.7 Acres fenced outside parking/storage lot

Heavy 480 volt, 3 phase electrical service

Wet sprinkler system

Newer roof on office space

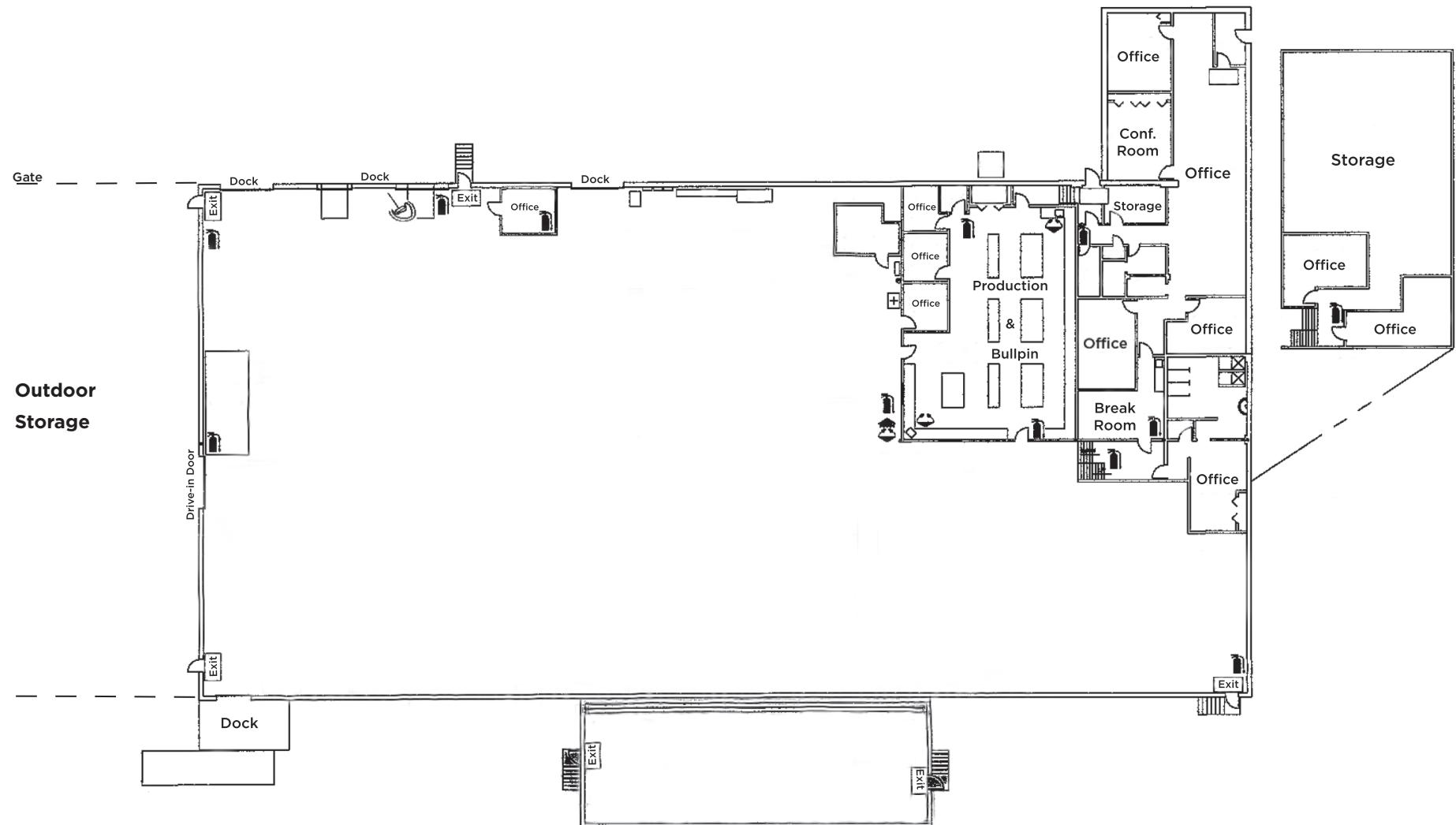
Central North Kansas City location - No Earnings Tax

Available November 1, 2025

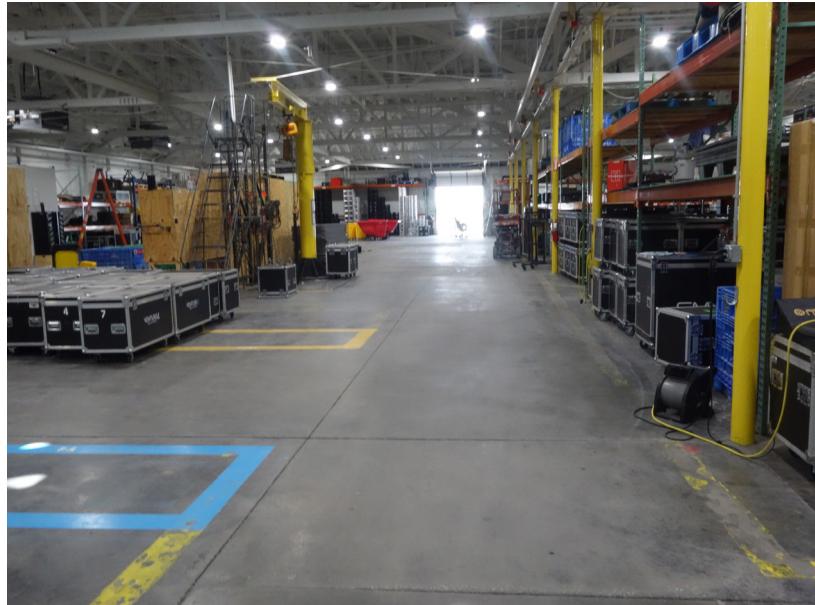
Lease Rate: \$5.50 PSF NNN

Taxes:	\$1.28/SF (\$43,312.06)
Nets:	Insurance: \$0.19/SF (\$6,331.39)
CAM:	Self-Performed





**FLOOR
PLAN**



**BUILDING
PHOTOS**



LOCATION
MAP

CONTACT INFORMATION

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