

FOR SUBLEASE

4515 E. 75th Terrace

Kansas City, MO 64132



± 66,000sf Fully Air-Conditioned Warehouse

- ±63,000sf warehouse
- ± 3,000sf office
- 5 private offices
- 9 Dock-high doors
- 1 Ramped Drive-in door
- 16' clear height
- Heavy electrical service
- ± 3.14 acre parcel
- Fully sprinkled wet system
- 100% air-conditioned
- ~~Lease Rate: \$4.15/sf IG~~
- **Price Reduction: \$2.95/sf IG**
- Tenant self-performs CAM

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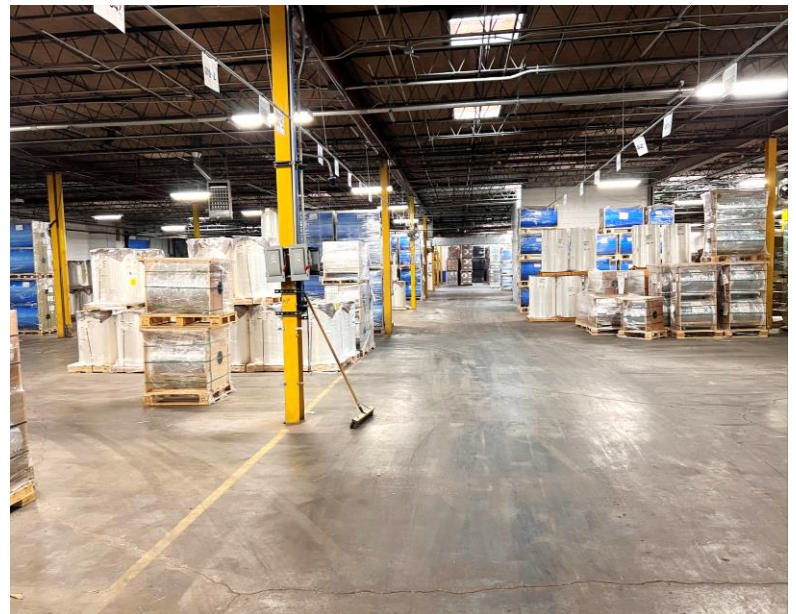
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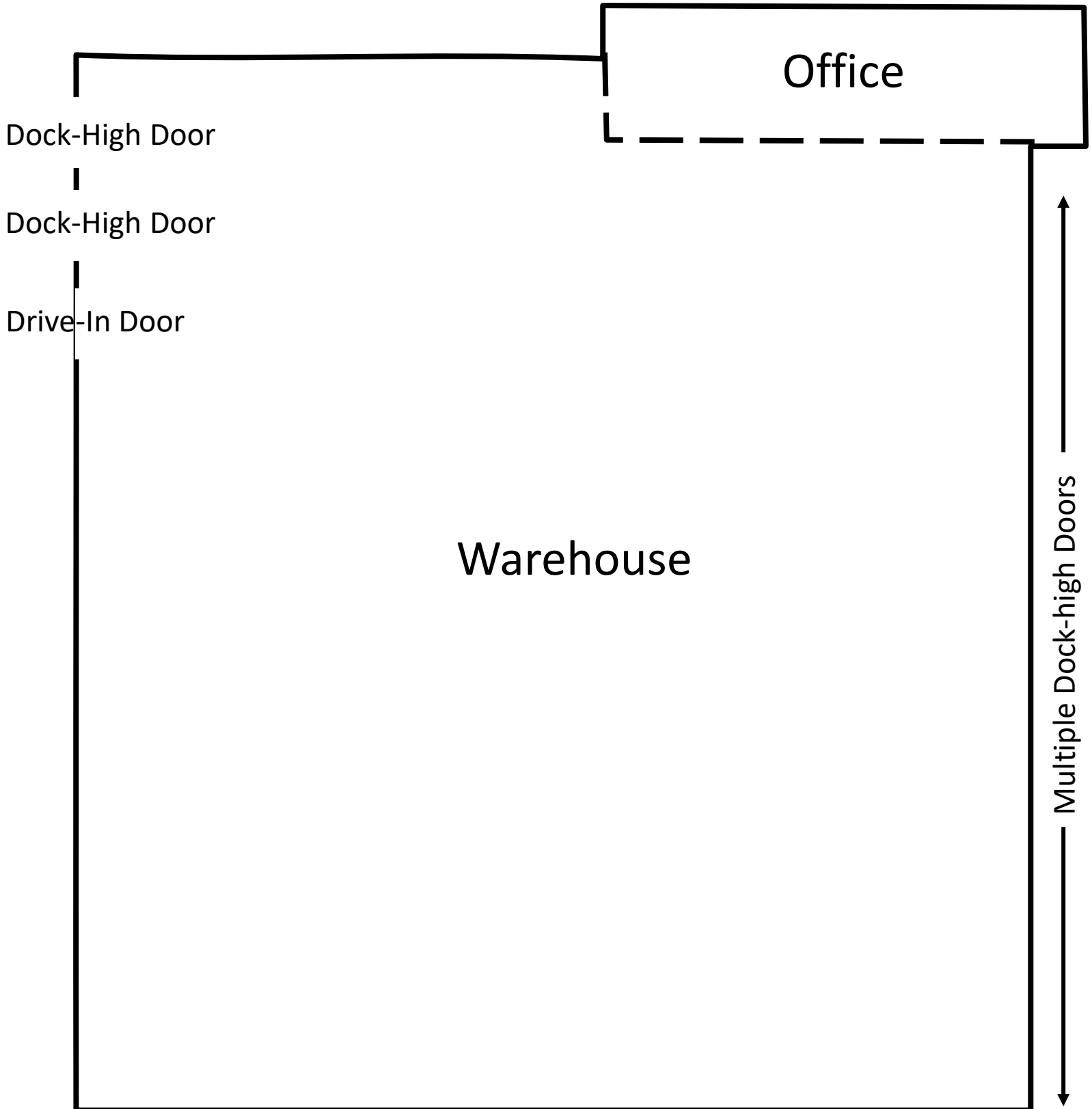


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Floorplan

Not to scale- Hand drawn



Office

Dock-High Door

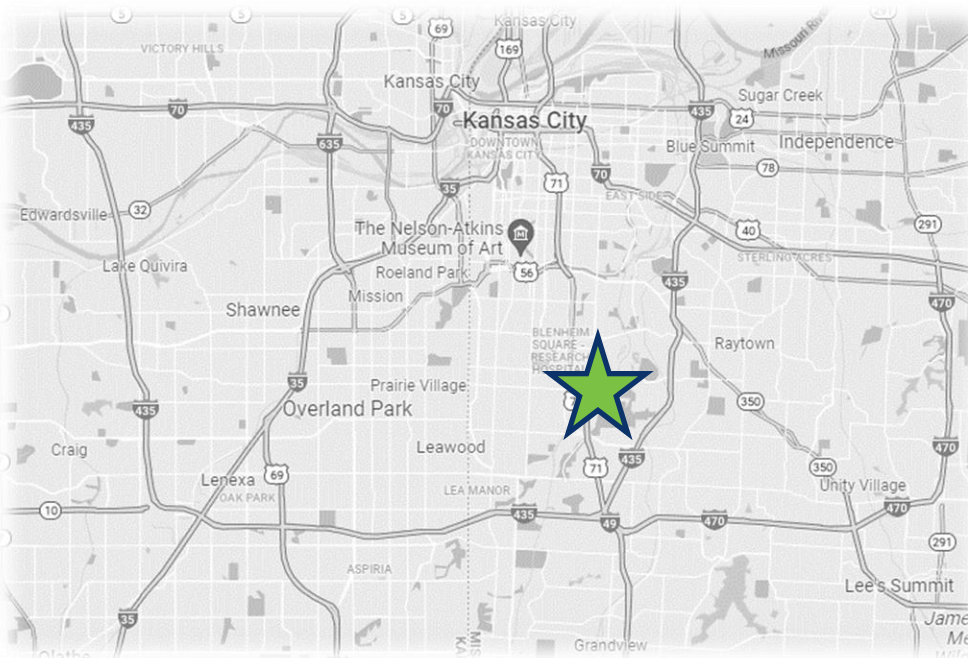
Dock-High Door

Drive-In Door

Warehouse

Multiple Dock-high Doors

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