

INDUSTRIAL GROUND FOR LEASE

701 South 38th Street
Kansas City, KS 66106



Lynn Holcomb, SIOR
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8500 West 110th Street, Suite 680, Overland Park, KS 66210 • 913.782.9000 • www.fishmancommercial.com



- ❑ +/- 14 developable acres for outside storage, truck trailer parking, or industrial laydown site
 - ❑ Divisible to 5 acres
- ❑ Excellent highway access to I-70, I-635, and I-35
- ❑ Located adjacent to BNSF Argentine Terminal
- ❑ Zoning: M-3 Heavy Industrial
- ❑ Vacant and ready for development
- ❑ Build to suit opportunity
 - ❑ Fence, gates, and compacted surface
 - ❑ Security lighting
 - ❑ Industrial building negotiable
- ❑ Tax abatement available

For Lease Only
\$2,500/acre/month NNN

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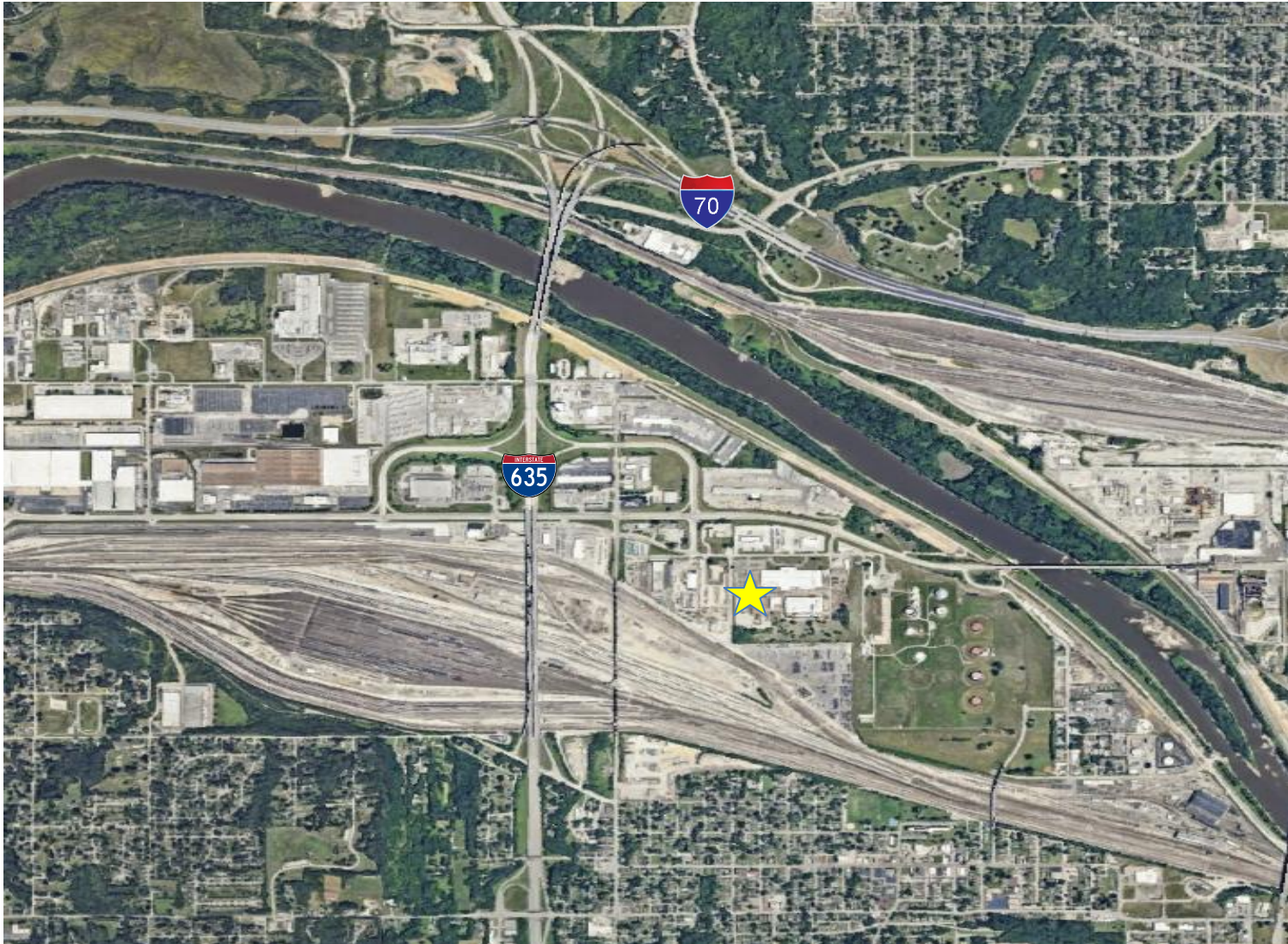
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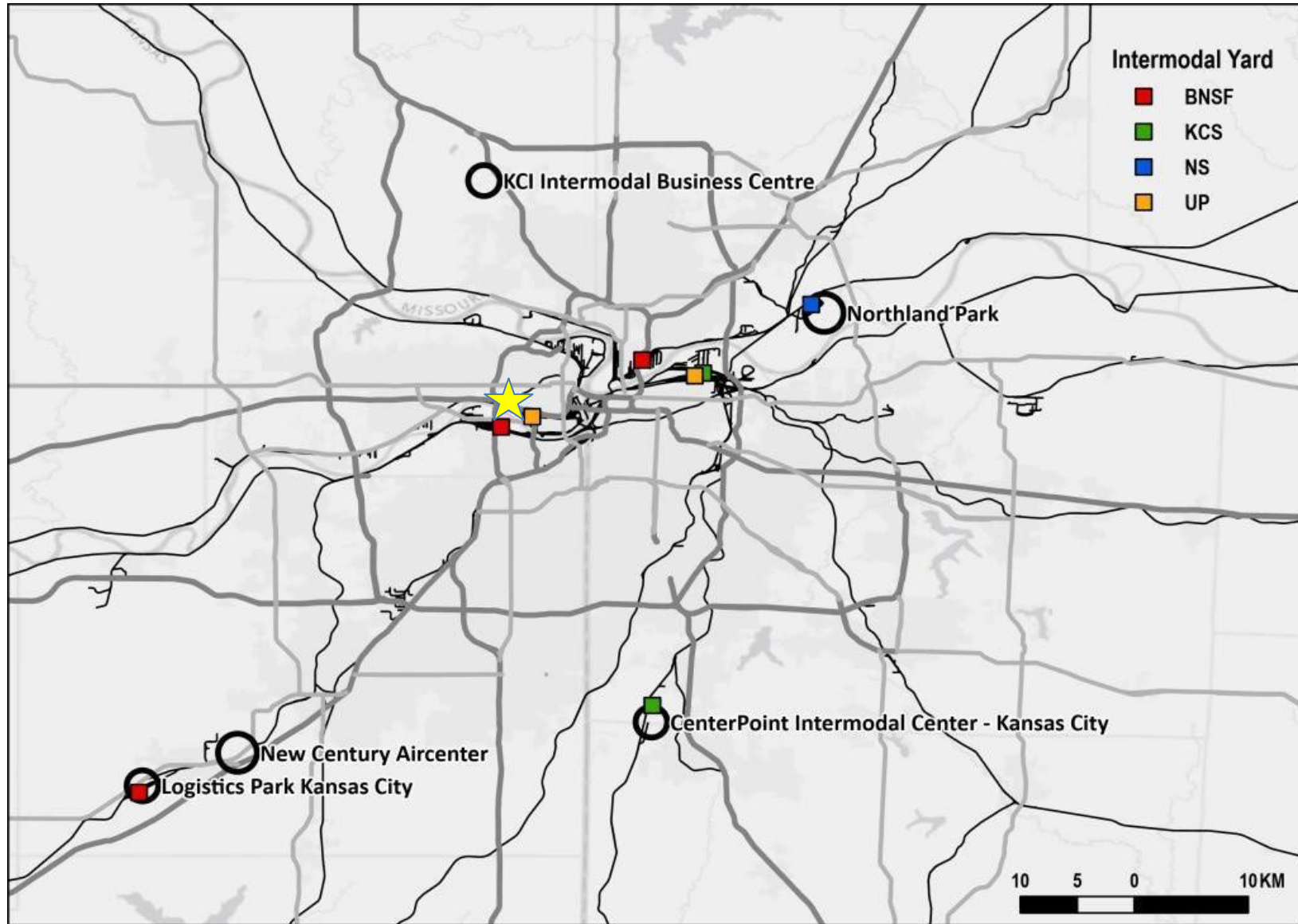
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Kansas City Metro Railyard Locations

701 South 38th Street
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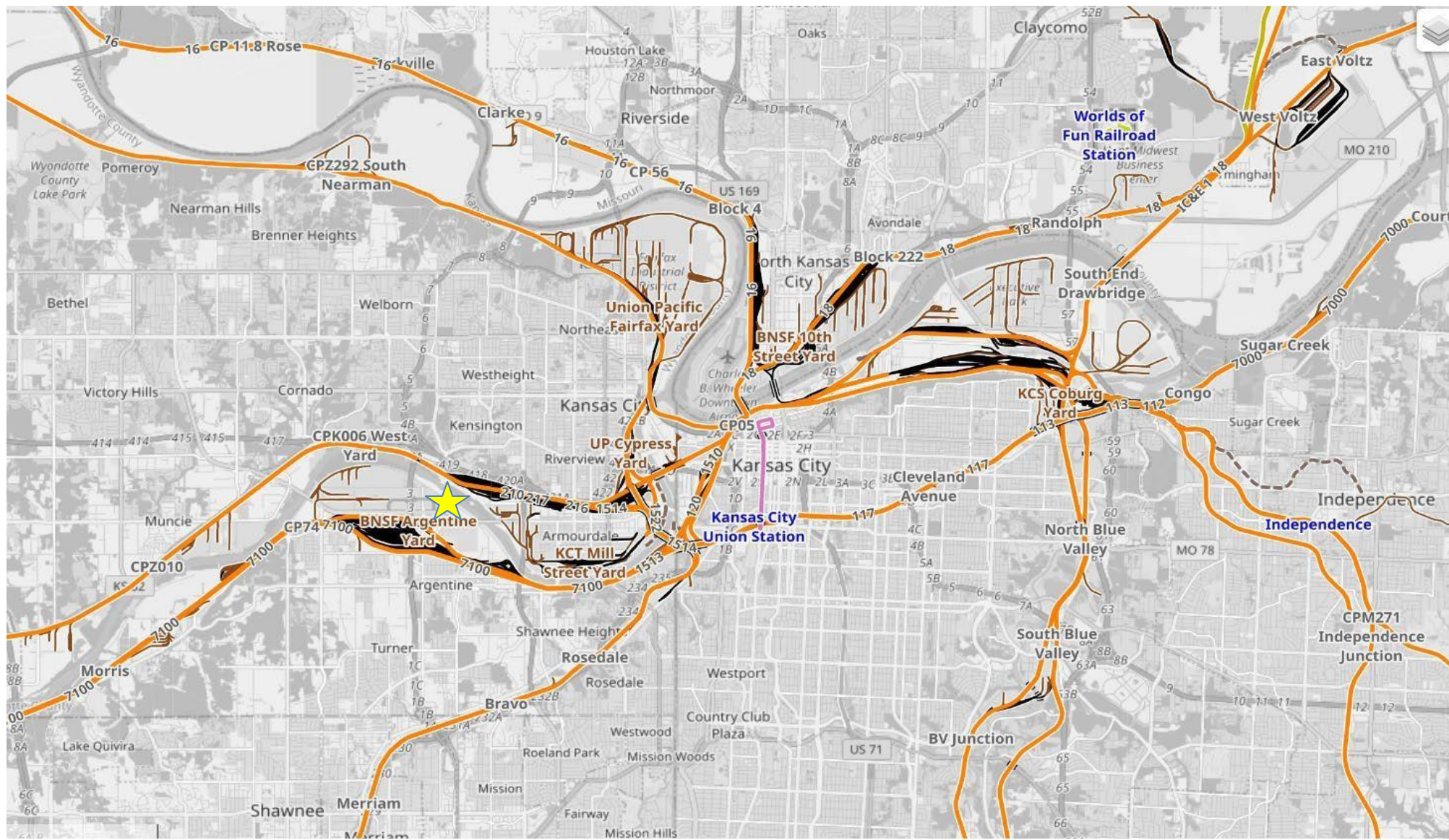
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FISHMAN
COMMERCIAL REAL ESTATE

Kansas City Metro Railway Network

701 South 38th Street
Kansas City, KS 66106



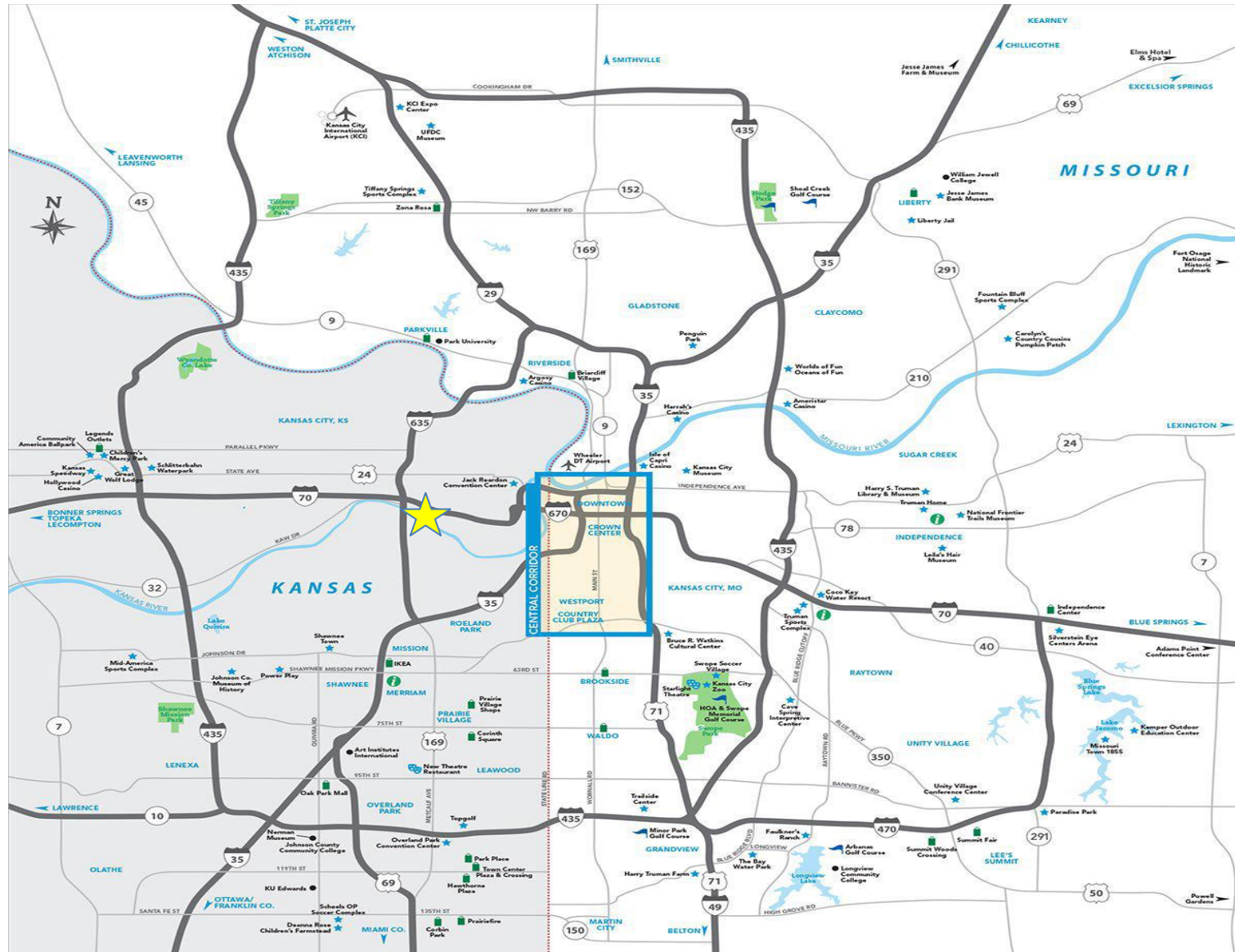
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Kansas City Metro Highway Network

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