

# INDUSTRIAL GROUND FOR LEASE

701 South 38th Street  
Kansas City, KS 66106



**Lynn Holcomb, SIOR**

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**Ryan Holcomb**

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913.747.3321 O 913.526.2904 C

 **FISHMAN**  
COMMERCIAL REAL ESTATE



- +/- 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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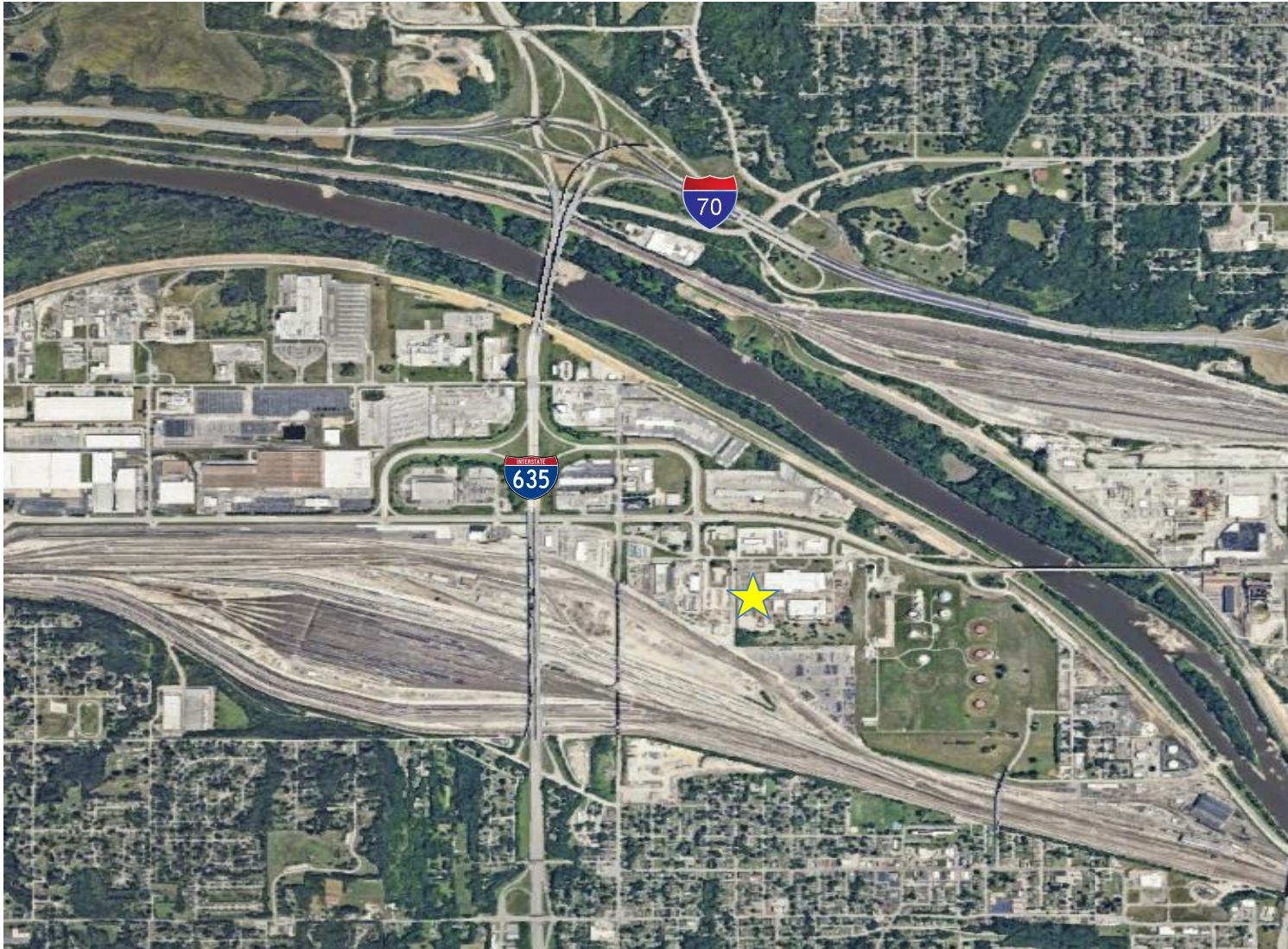
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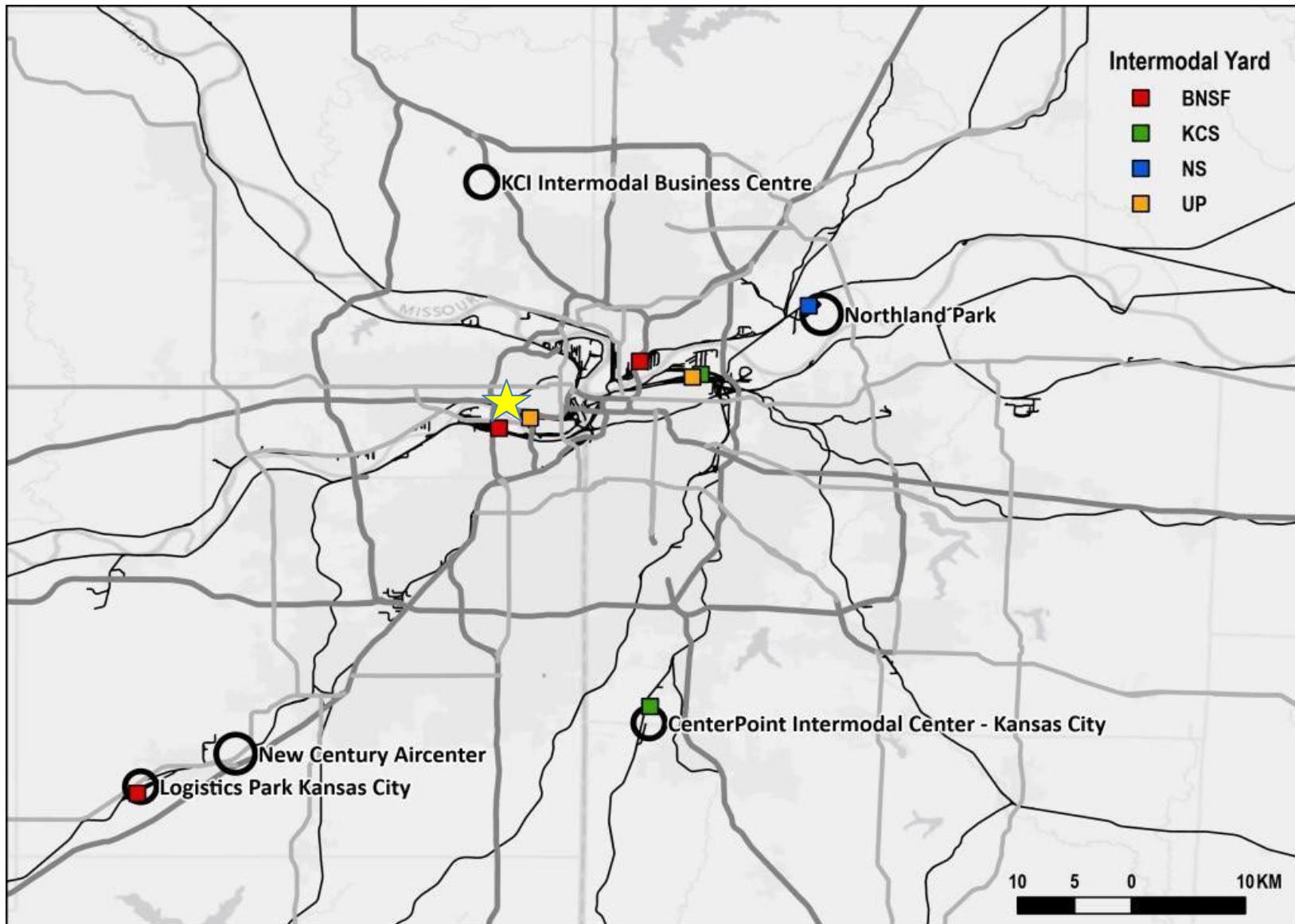
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# Kansas City Metro Railyard Locations

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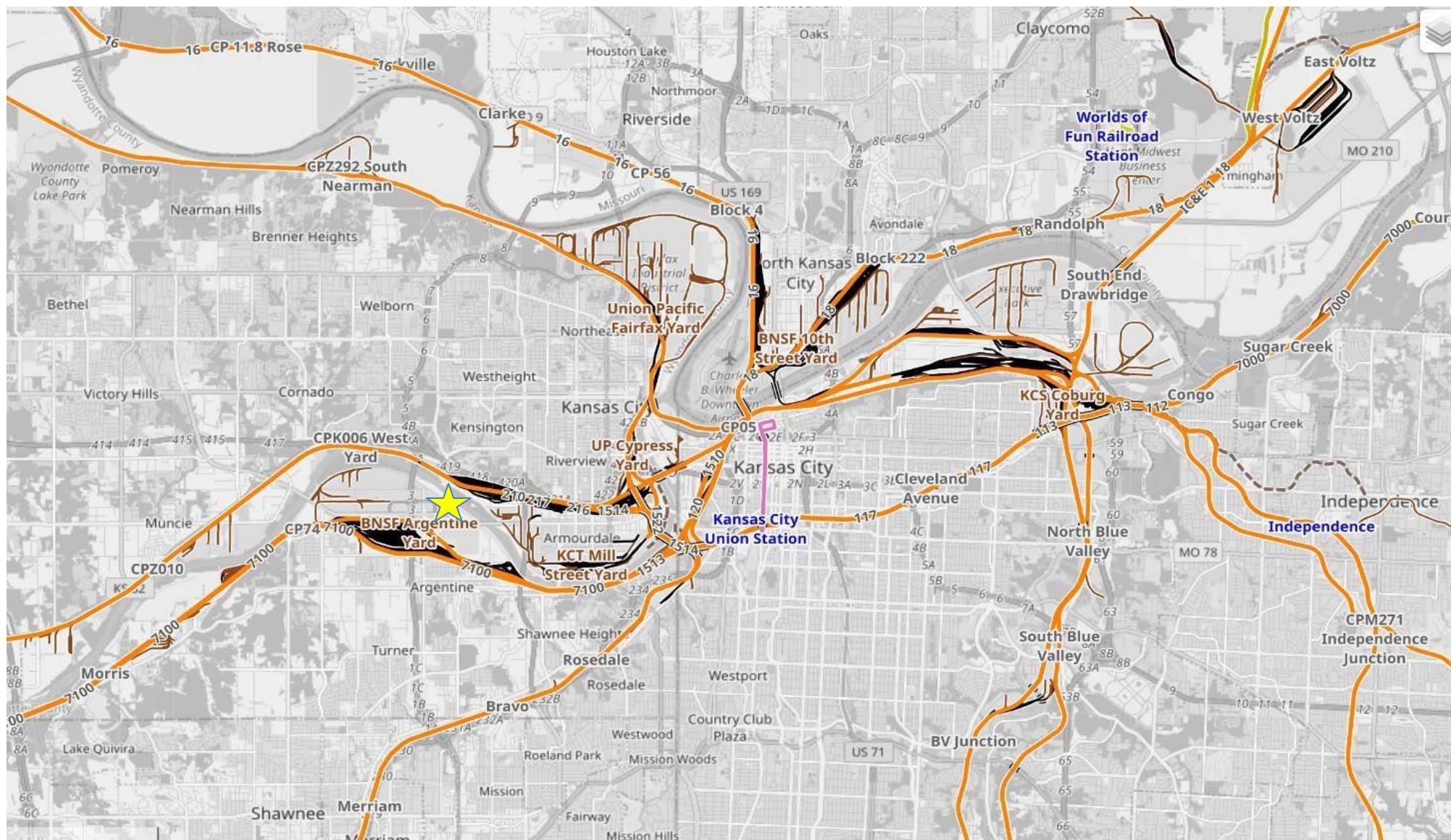
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# Kansas City Metro Railway Network

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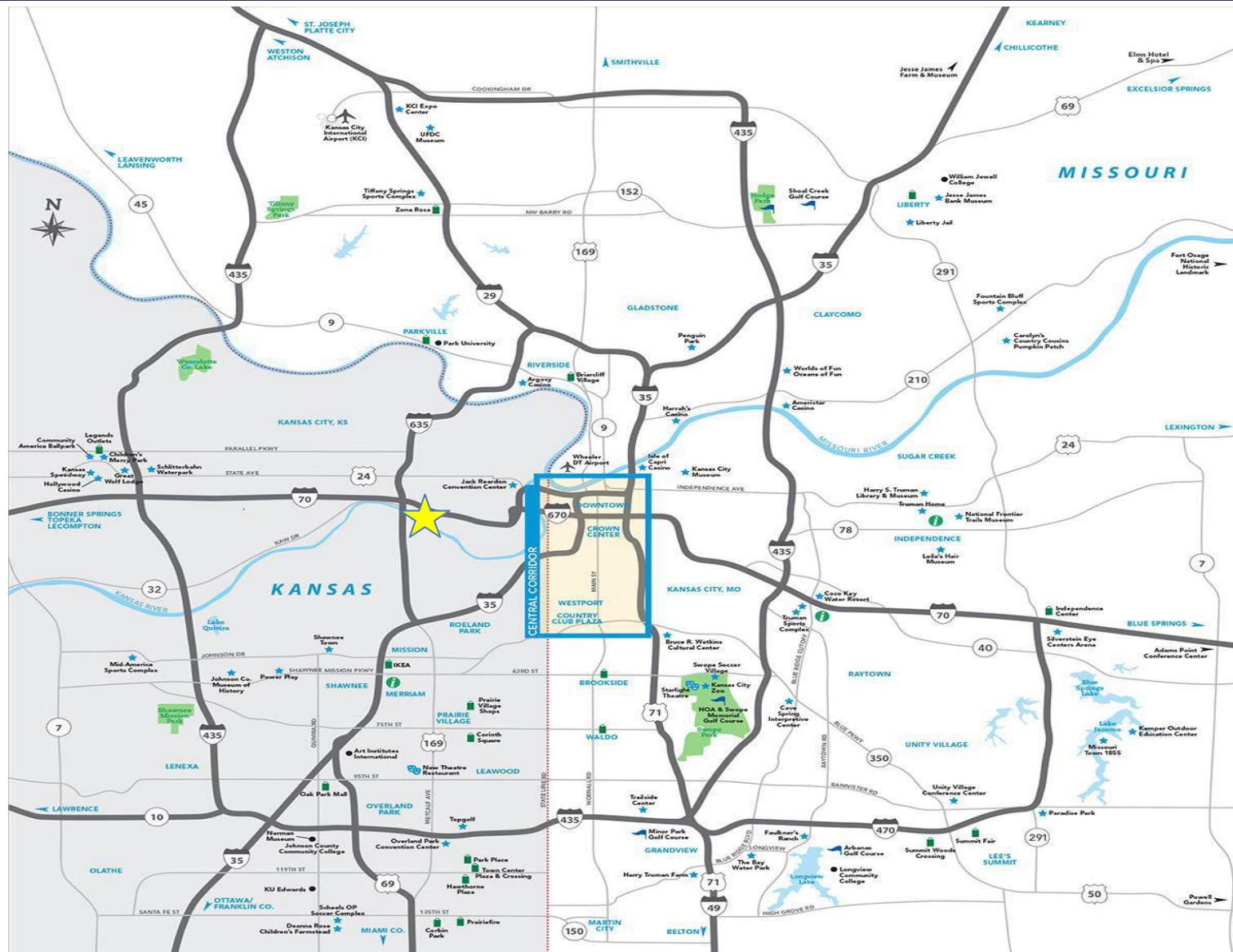
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# Kansas City Metro Highway Network

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