



REAL ESTATE COMPANY

INDUSTRIAL | OFFICE | COMMERCIAL  
BROKERAGE & DEVELOPMENT  
ESTABLISHED 1950

12,960 SF  
FOR LEASE



## 7581 MANCHESTER TRAFFICWAY KANSAS CITY, MO

### FEATURES

- 1,500 SF office area
- 2 dock-high doors
- 14' clear ceiling height
- Freestanding building
- Available 11/1/2025
- Base rate: \$5.50/SF NNN
- Net charges:  
Taxes: \$0.51/SF  
Insurance: \$0.33/SF
- CAM: Self-performed by tenant

For more information  
please contact

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CO-EXCLUSIVE

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