



FOR LEASE

4400 RAINBOW BLVD • KANSAS CITY, KS

UNIQUE FLEX / WAREHOUSE OPPORTUNITY IN WESTWOOD
PREMIERE VISIBILITY | EXTERIOR SIGNAGE | DRIVE-IN ENTRANCE

PROPERTY HIGHLIGHTS

AREA
REAL ESTATE ADVISORS

SIZE: 1,140 SF

CLEAR HEIGHT: 14'

CLIMATE: CENTRAL HVAC

LOADING: ONE DRIVE-IN DOOR

CONSTRUCTION: MASONRY

SECURITY: INTERIOR / EXTERIOR CAMERAS

PARKING: 6 SPACES

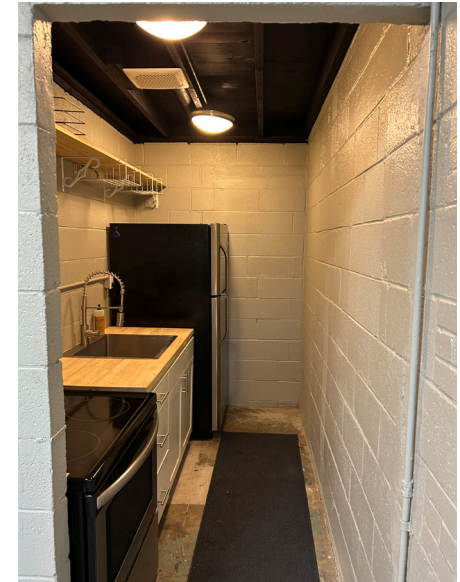
STORAGE: WAREHOUSE & OVERHEAD

LEASE STRUCTURE: NNN
(CONTACT BROKER FOR PRICING)

RECENT RENOVATIONS:

- ROOF
- PLUMBING
- HVAC
- KITCHEN
- BATHROOM

11,466 CARS PER DAY ON RAINBOW BLVD



CENTRAL KANSAS CITY ACCESS

CENTRAL KANSAS CITY LOCATION

Positioned in a central Kansas City location, the property offers convenient access across the metro. Its location allows businesses to efficiently reach surrounding neighborhoods, retail corridors, and job sites.



COUNTRY CLUB PLAZA

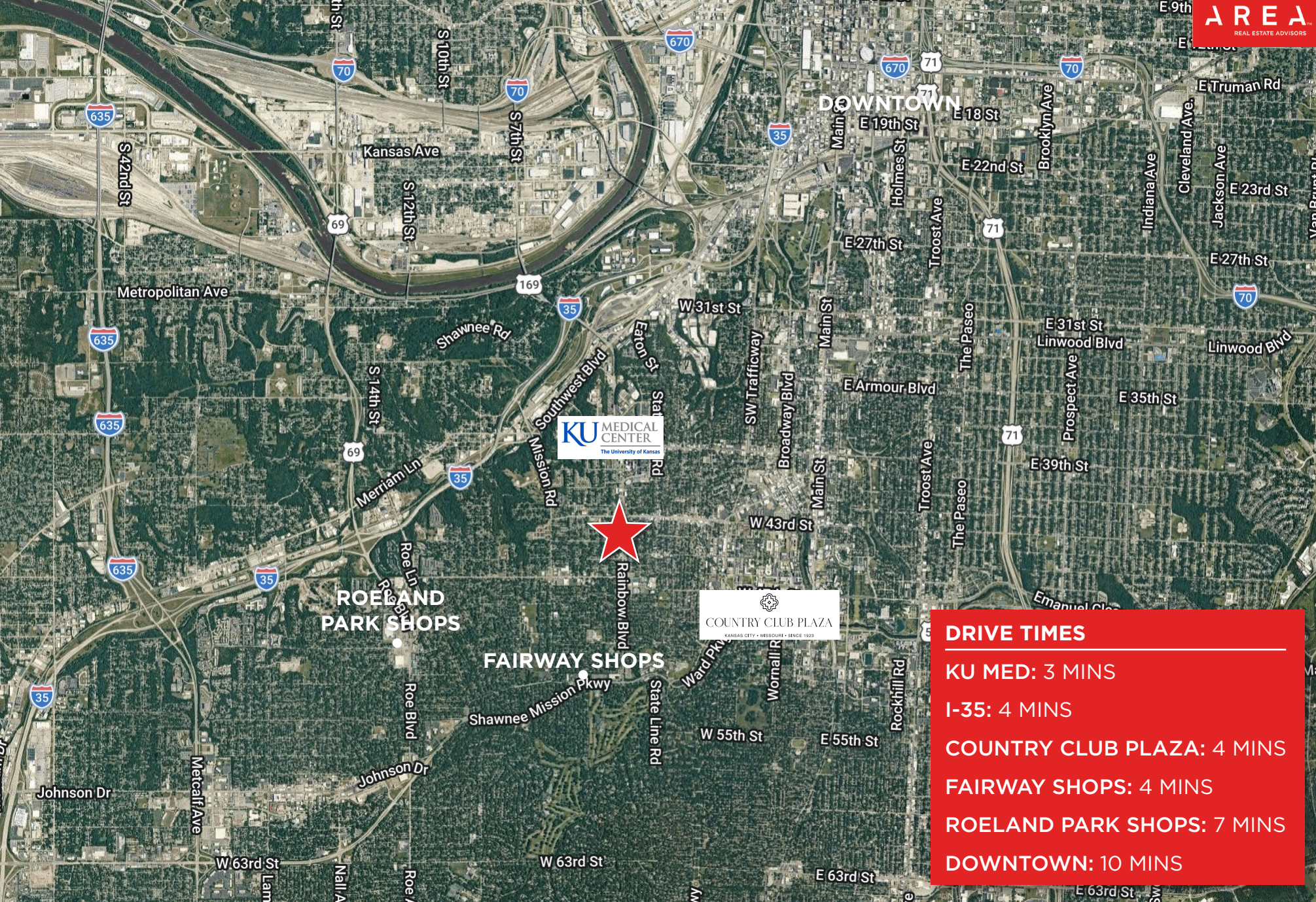
Located just minutes from the Country Club Plaza, the property benefits from proximity to one of Kansas City's most established retail and dining districts. Nearby amenities and professional services support daily business needs while enhancing accessibility for clients and employees.

ESTABLISHED LOCAL MARKET

The surrounding area is anchored by established neighborhoods with stable household incomes and consistent demand for local services. This built-in customer base supports contractors and service-oriented users seeking proximity to the communities they serve.



DRIVE-TIMES



The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

CONTACT

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