



# Modern Industrial Space for Lease

**11401 N CONGRESS AVENUE  
KANSAS CITY, MISSOURI**

## Property Highlights

- 158,745 sf of climate-controlled warehouse/manufacturing space
- Up to 34,242 sf of office space available
- Strategically located at the intersection of I-29 and I-435
- 6 dock-high doors and 2 drive-in doors
- Heavy Power – 3,500 amps 480V electric service, expandable to 8,000 amps
- Ceiling height 25'-28'
- 244 dedicated employee parking spaces
- Lease rate \$5.25/sf, NNN

For information, please contact:

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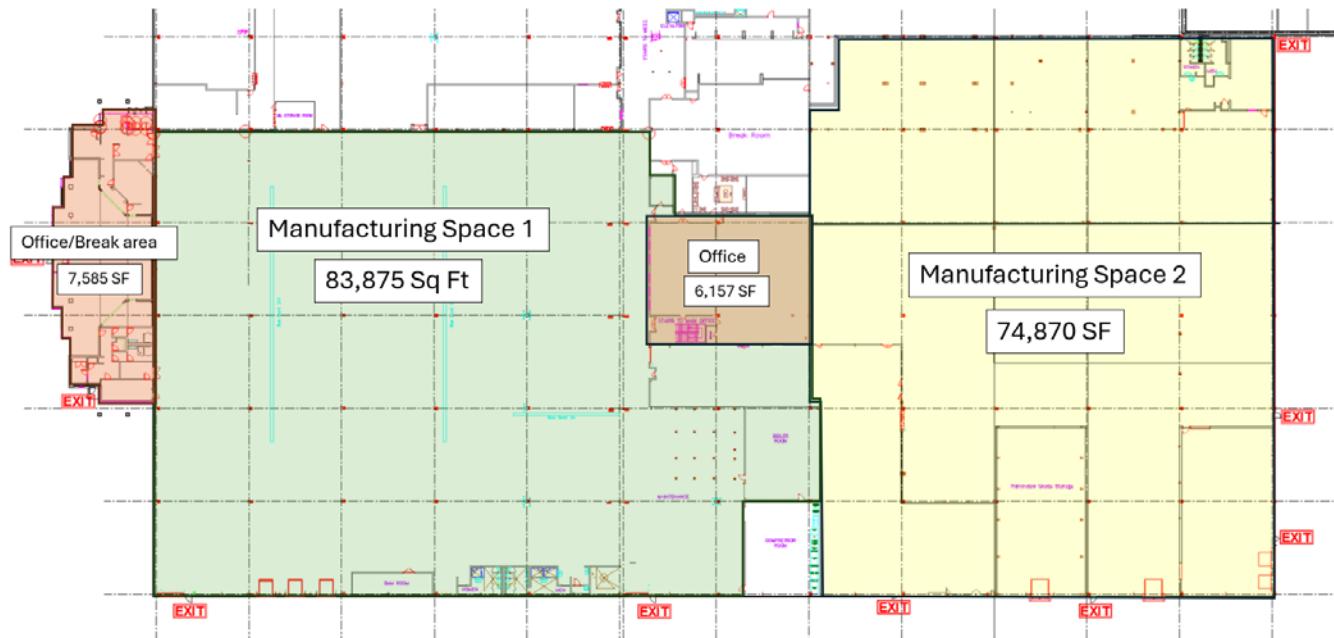
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### Floor Plan - Level 1



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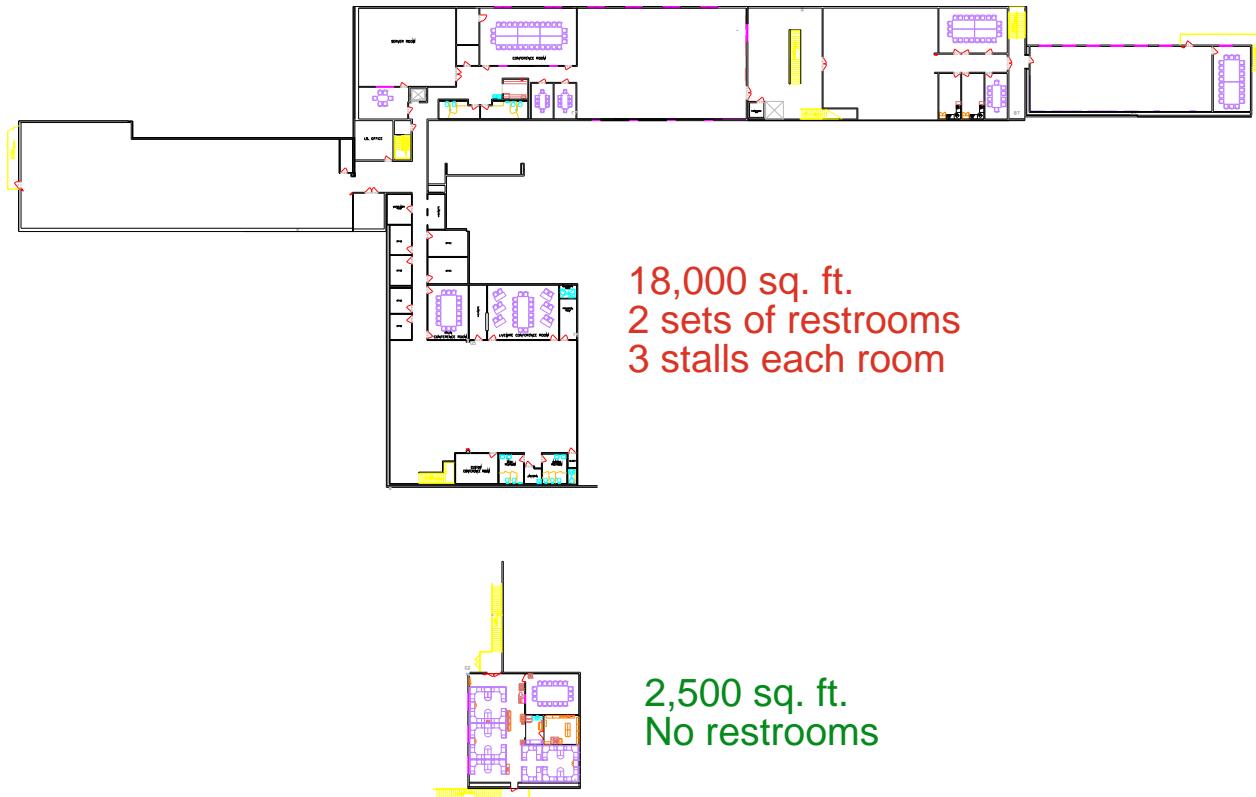
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**Floor Plan - Level 2**



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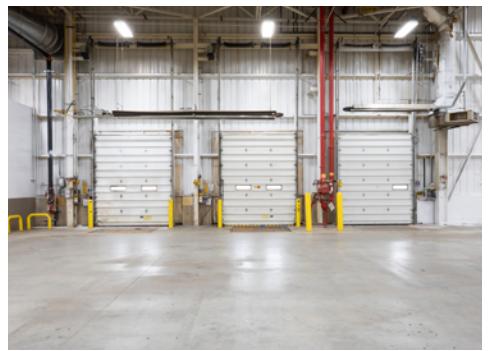
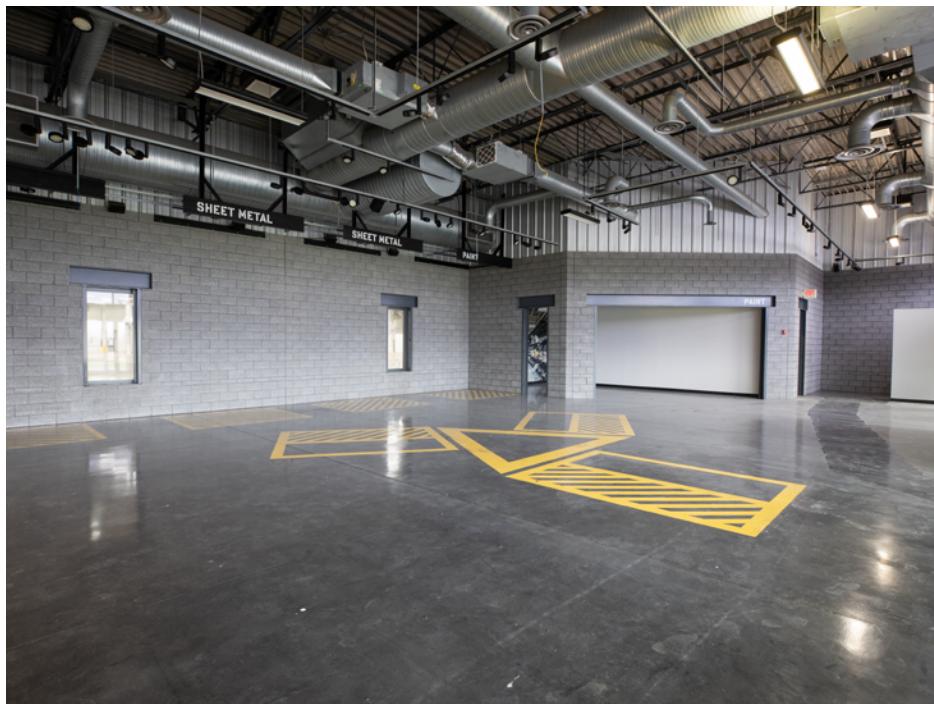
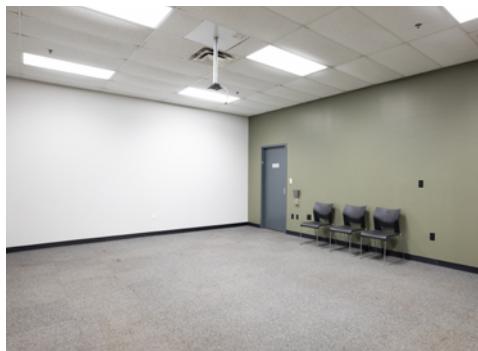
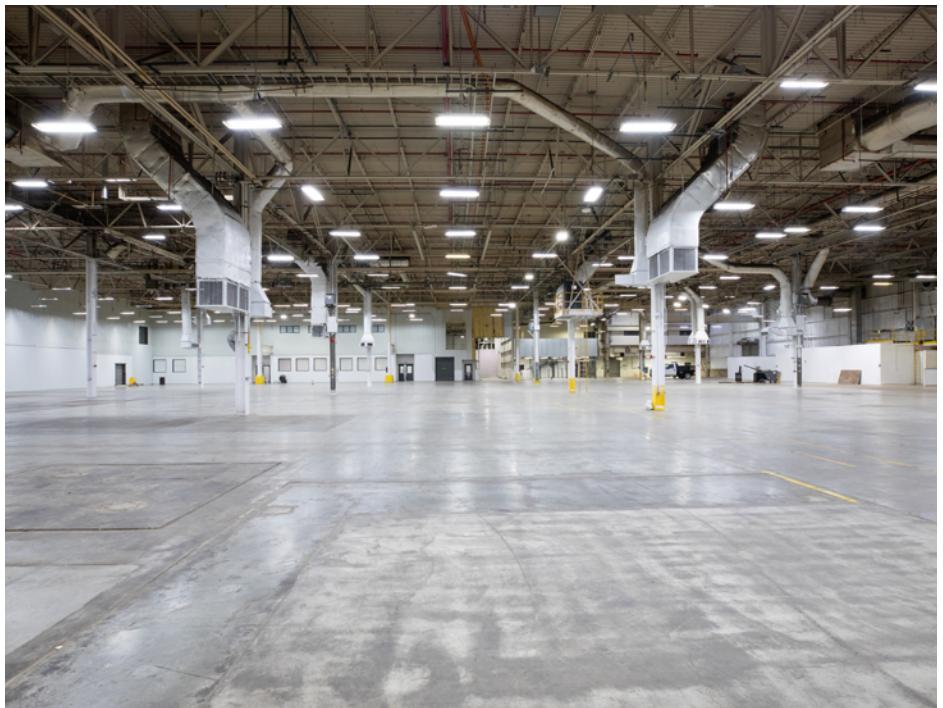
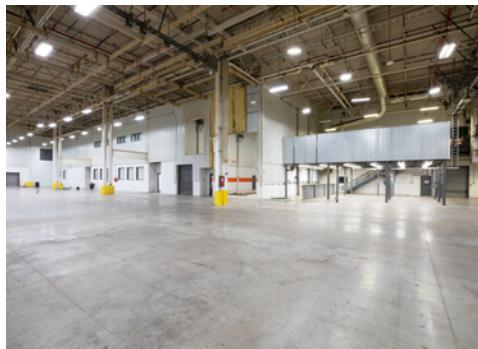
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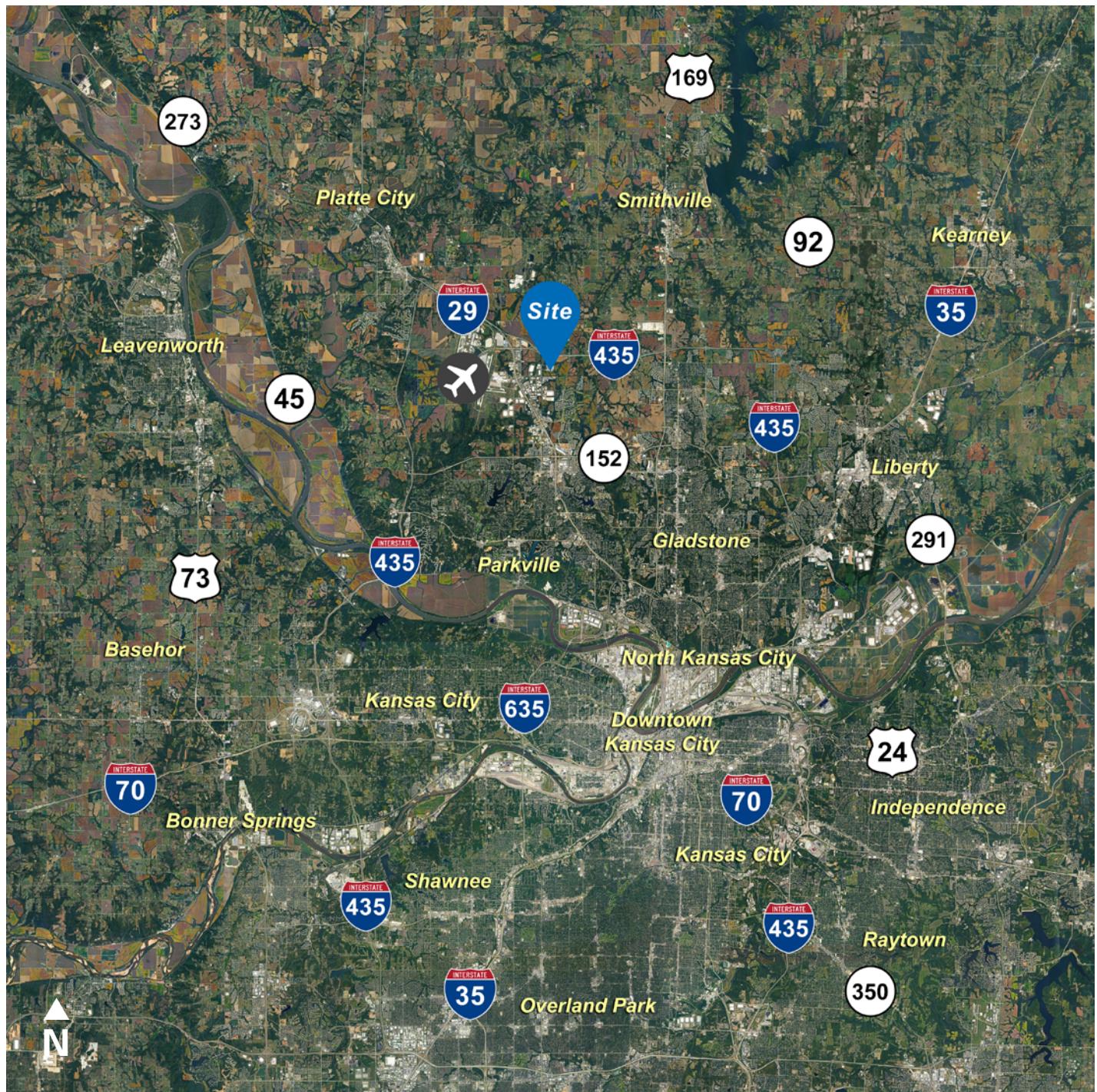
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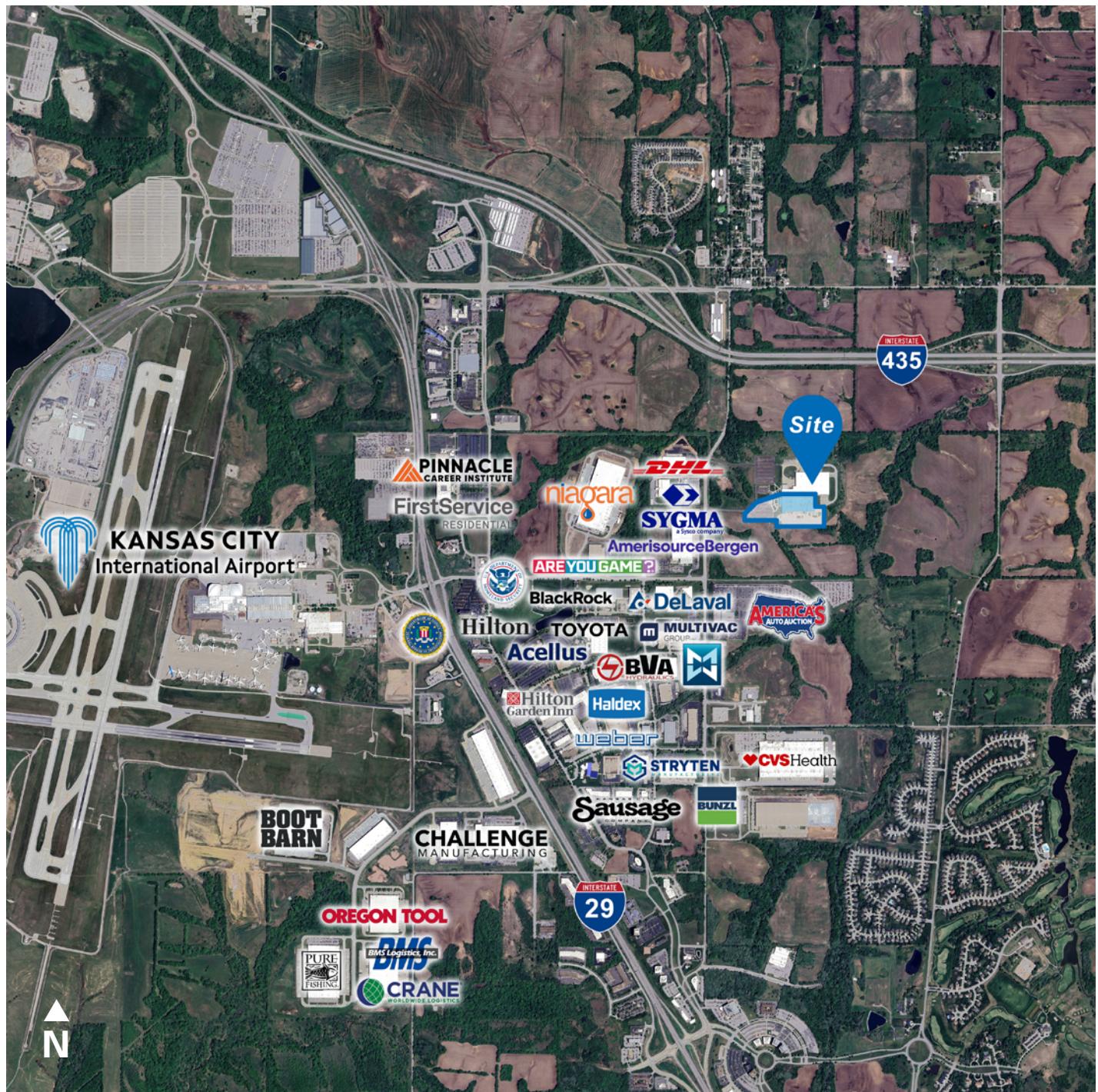
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