



# 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:*

**Mark C. Long, SIOR, CCIM, CRE, LEED AP**  
*President and Chief Executive Officer*  
t 816-512-1011  
mlong@nzimmer.com

**John F. Hassler, SIOR**  
*Executive Managing Director*  
t 816-268-4208  
jhassler@nzimmer.com

**John Faur, CCIM**  
*Director*  
t 816-268-4243  
jfaur@nzimmer.com

1220 Washington Street, Suite 300  
Kansas City, MO 64105

[nmrkzimmer.com](http://nmrkzimmer.com)



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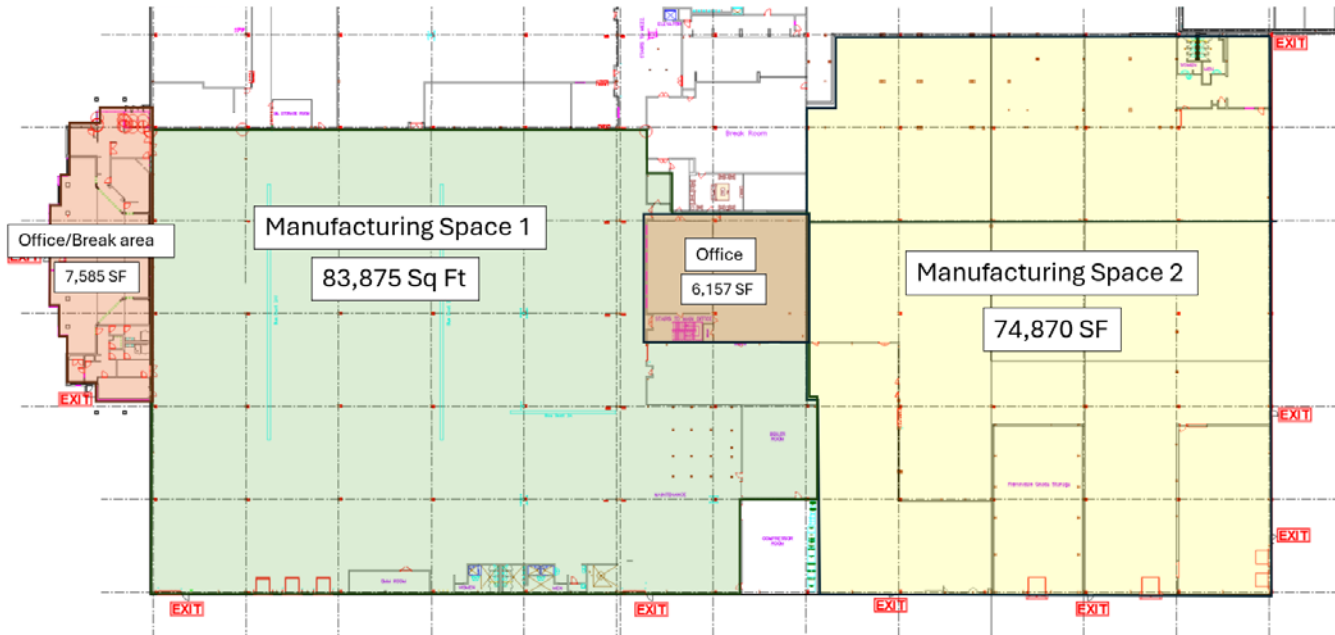
t 816-268-4243

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### Floor Plan - Level 1



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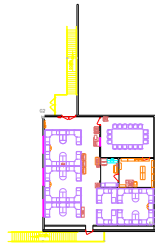
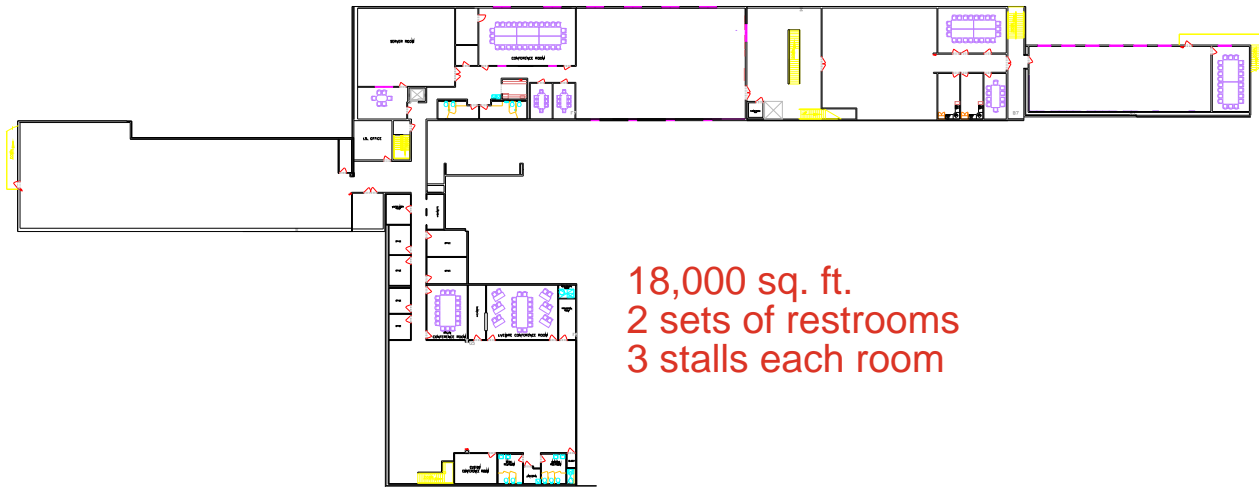
t 816-268-4243

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## Floor Plan - Level 2



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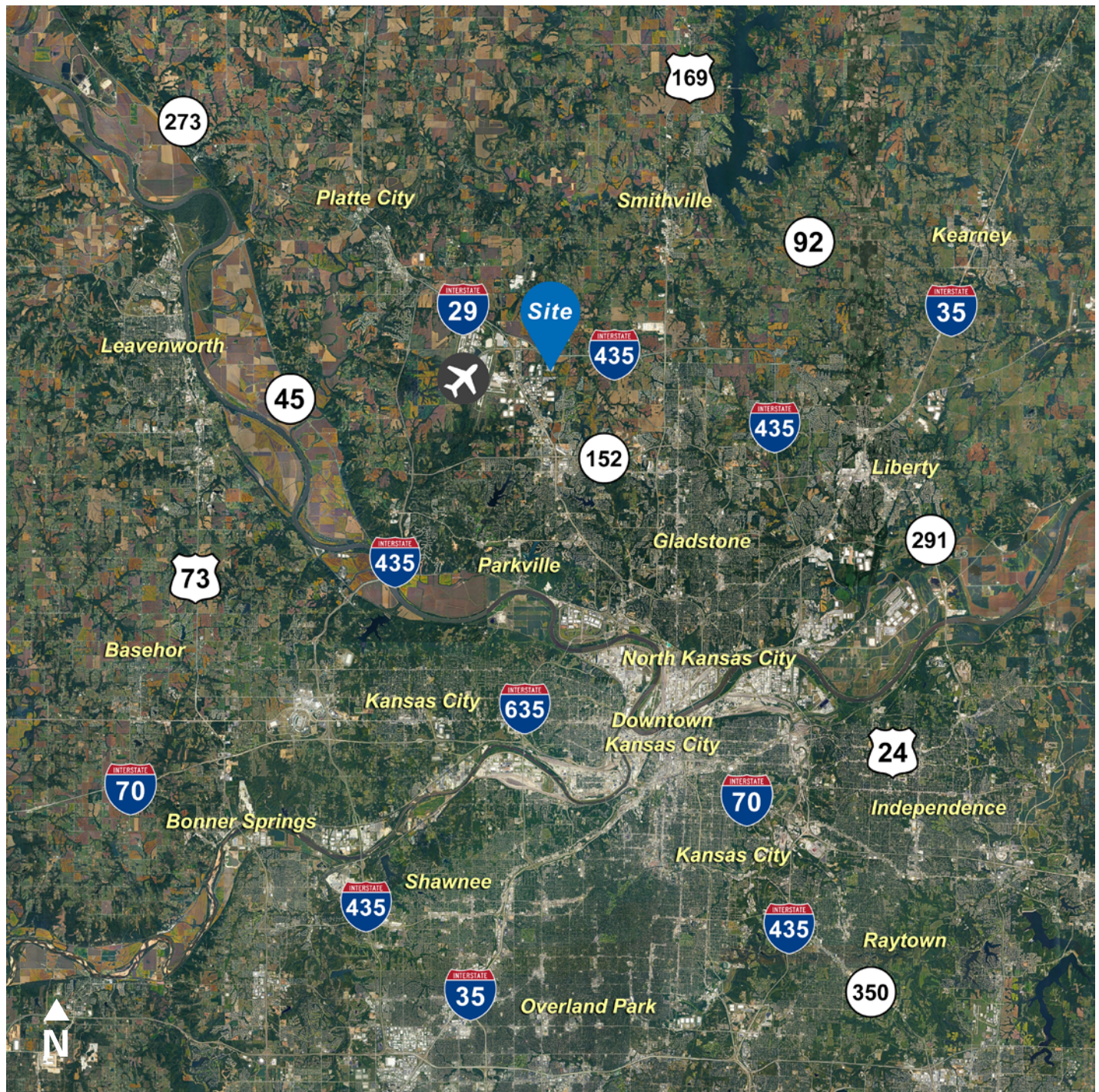
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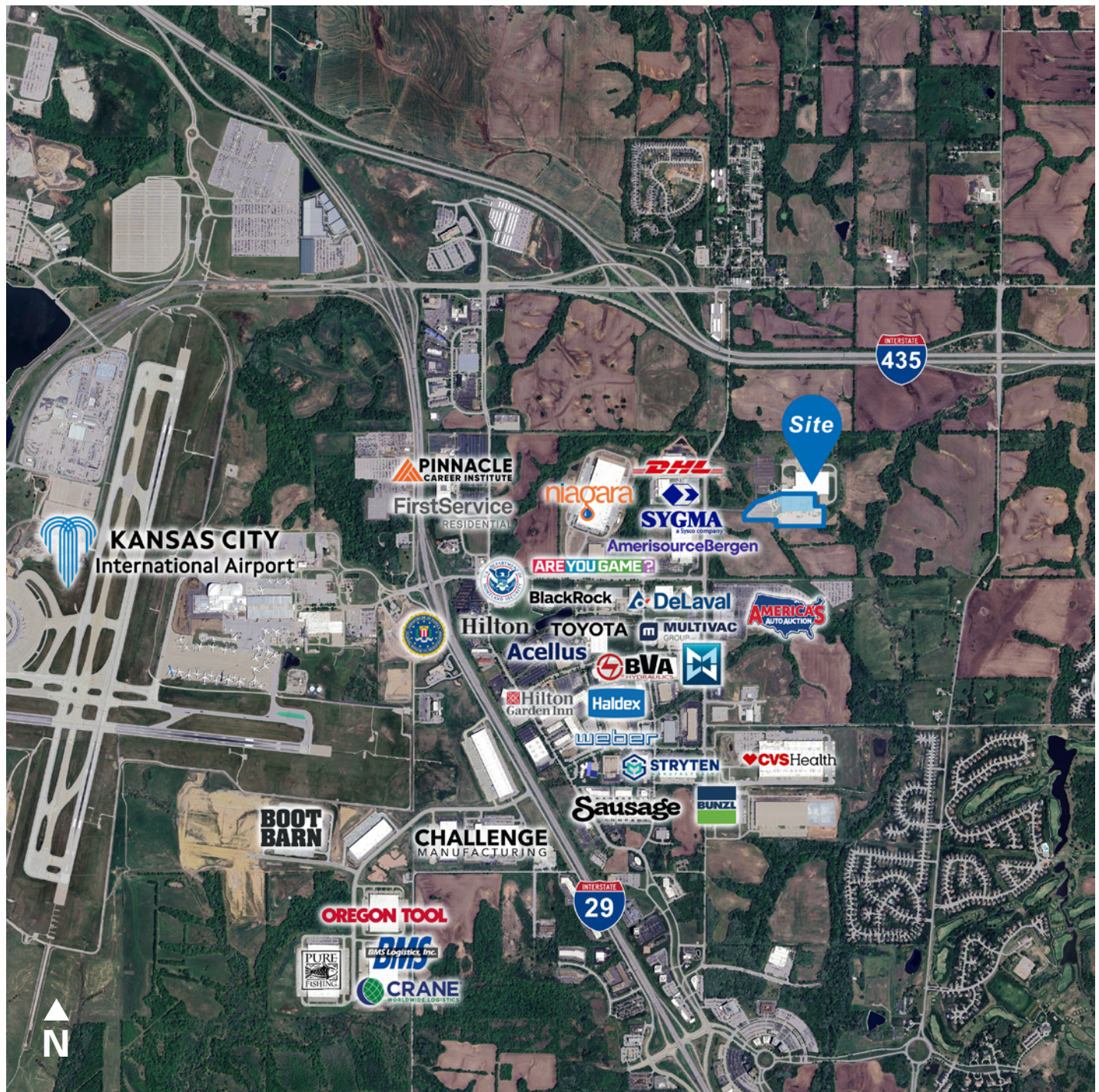
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