



## FOR LEASE

3490 Manchester Trafficway | Kansas City, MO

**5,575<sup>±</sup>** Square Feet

### Property Highlights

- Grade level service facility
- 0.75 +/- acres
- Great highway access
- High Bay 27' – 32'
- Fenced and paved storage yard

**Building Type:** Service

**Lease Rate/SF:** \$16.00 triple net

**Lease Rate/Mo.:** \$7,433.33 per mo.

### Contact:

Mark Fountain, CCIM, SIOR  
mark@truenorthindustrial.com  
816.223.6647

[www.TrueNorthIndustrial.com](http://www.TrueNorthIndustrial.com)

## 3490 Manchester Trafficway | Kansas City Missouri

---



Property Type: Manufacturing  
Total Sq.Ft.: 5,575 +/- square feet  
Acreage: 0.75 +/- acres



## STRUCTURE

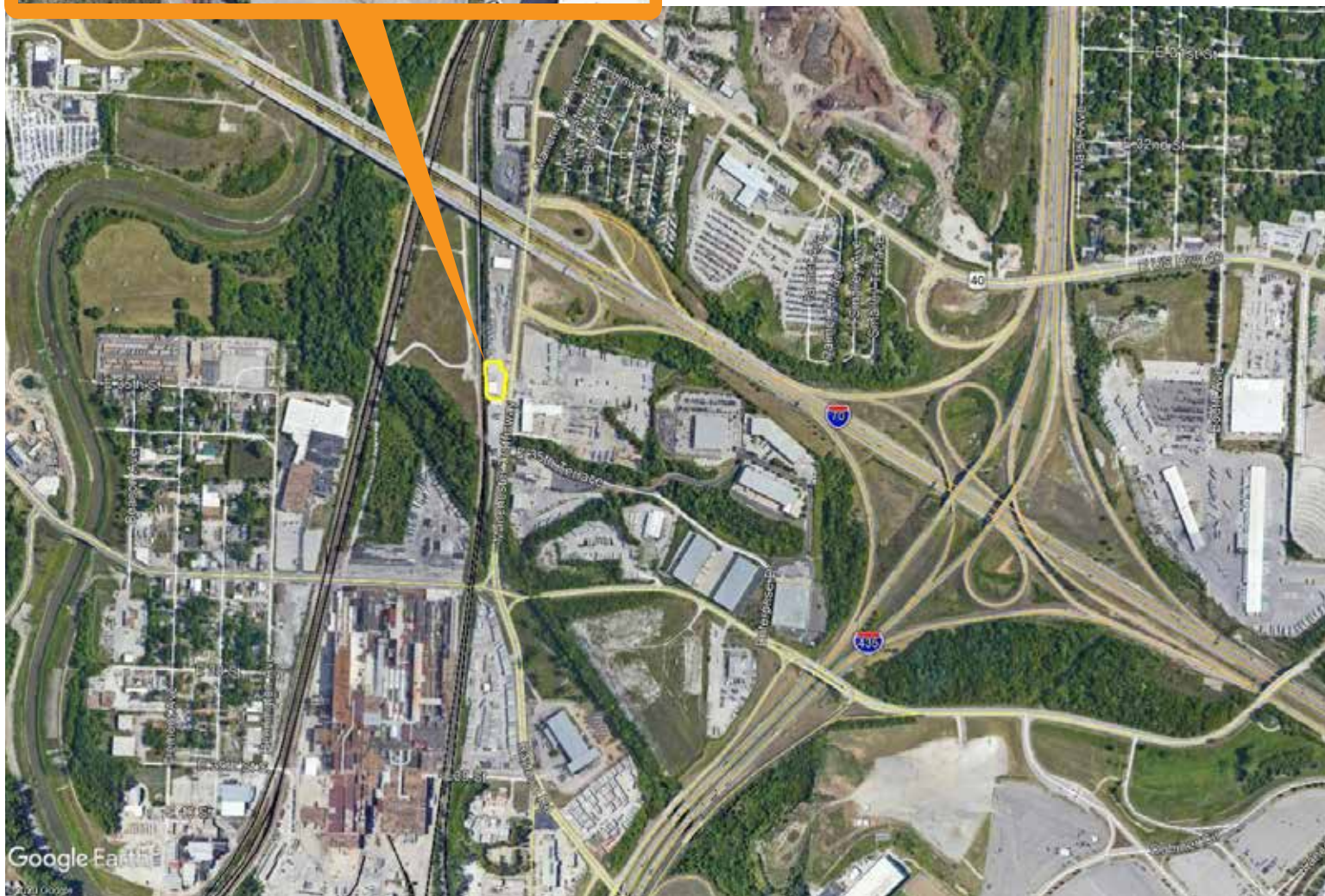
Building Sq.Ft.:	5,575+/-	Office Sq.Ft.:	1,000 +/- square feet (+ additional 1,000 +/- s.f. on mezzanine )
Structure:	Pre-engineered Metal	Plant HVAC:	Gas Space Htr.
Loading	2 (18'x18') Drive Through	Roof:	Metal
Clear Ht.:	27'-32'	Lighting:	LED
Column Spacing:	None	Floor:	Concrete
Sprinkler:	No	Cranes:	2 Jib Cranes
Electrical Service:	200a, 120/208v	Floor Drains:	No

## SITE

Size:	0.75 +/- Acres	Electricity:	KCPL
Zoning:	M1-5	Gas:	Spire Energy
Outside Storage:	Possible	San sewer:	City of KCMO
		Water:	City of KCMO

## UTILITIES





All information combined herein is from sources deemed reliable however, no representation or warranty is made to the accuracy thereof.



Mark Fountain, CCIM, SIOR  
[mark@truenorthindustrial.com](mailto:mark@truenorthindustrial.com)  
 816.223.6647