

SMALL INDUSTRIAL SPACE

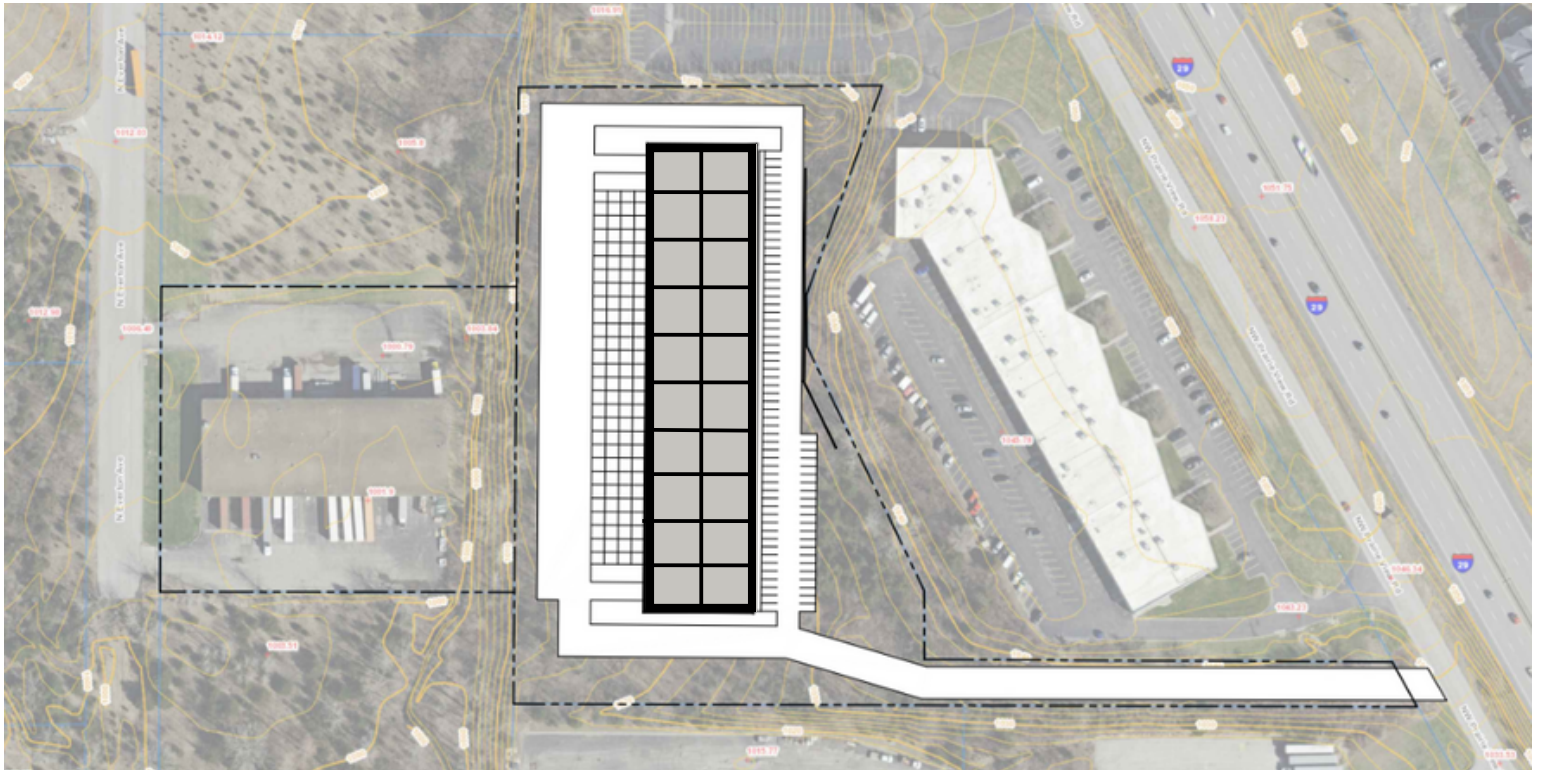
I-29 & 104TH STREET, KANSAS CITY, MO

» \$9.95 / SF / YR / NNN - BUILD TO SUIT LEASE

PROPERTY HIGHLIGHTS

- 20,000-100,000 SF available
- Rate: \$9.95 / SF / YR / NNN
- 38 Docks, 4 Drives
- 32' clear
- 140 Car Parking Stalls
- 40 Trailer Stalls
- Tilt-Up Construction
- ESFR Sprinkler
- High-bay LED lighting with sensors
- 18 month availability
- 5 Minutes from KCI
- Easy highway access to I29 & 435
- Ask about enterprise zone tax abatements
- Potential for outdoor storage

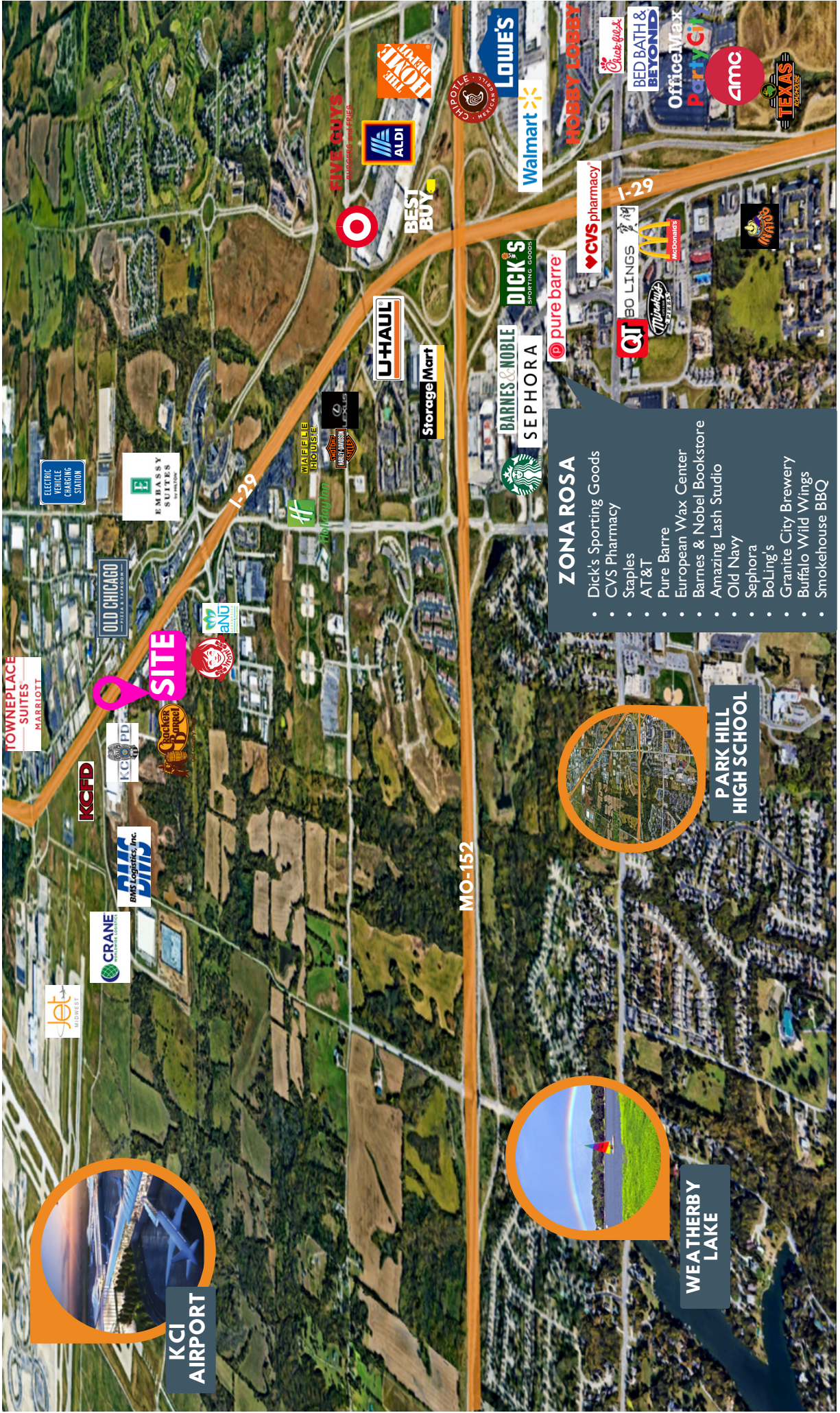
SITE PLAN



PROPERTY HIGHLIGHTS



LOCATION AERIAL



KCI AIRPORT



WEATHERBY LAKE



PARK HILL HIGH SCHOOL

ZONA ROSA

- Dick's Sporting Goods
- CVS Pharmacy
- Staples
- AT&T
- Pure Barre
- European Wax Center
- Barnes & Noble Bookstore
- Amazing Lash Studio
- Old Navy
- Sephora
- BoLing's
- Granite City Brewery
- Buffalo Wild Wings
- Smokehouse BBQ