

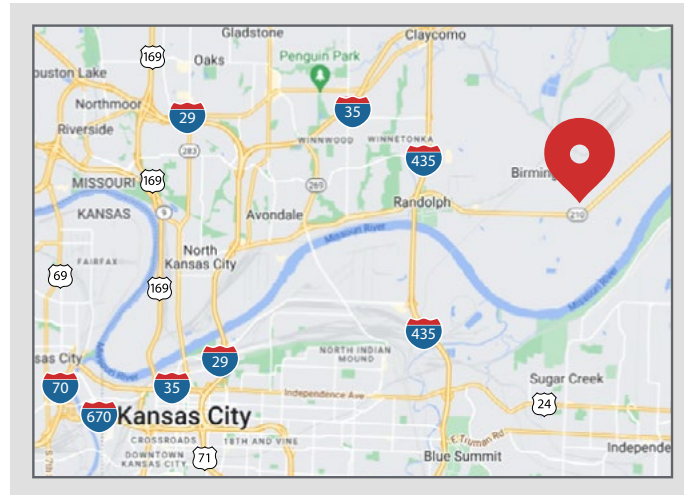


## 3621 N Kimball Drive

Kansas City, Missouri

### Property Features

- ± 16,870 SF Available
- ± 2,474 SF Office (± 1,332 SF bonus mezzanine)
- Three (3) Dock-high doors (9'x10')
- One (1) Drive-in loading door (10'Wx12'H) – Front load
- 23'-28' Clear Height
- ESFR Sprinklers
- HVLS Warehouse Fan
- M1-5 Zoning
- Lease Rate: \$6.25 PSF Net



For more information contact:

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### Proximity

- MO-210 - 0.25 miles = 1 mins
- I-435 - 3.50 miles = 4 mins
- I-35 - 6.70 miles = 8 mins

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