

7,560 SF | FOR LEASE

## SINGLE-TENANT FLEX BUILDING



**3054 SOUTHWEST BLVD  
KANSAS CITY, MO 64108**

### CONTACT



**Hunter Seabaugh**  
913.484.3453  
hseabaugh@lee-associates.com  
MO #2017029938

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# FOR LEASE 3054 SOUTHWEST BLVD

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## PROPERTY SPECS

- 17'+ clear height
- (1) Drive-In Door - 10' x 10'
- (1) Dock-High Door - 10' x 10'
- 3' Loading Dock
- Concrete block construction
- Off-street parking for 12 vehicles
- A+ visibility on Southwest Boulevard
- Neighboring QuikTrip ranks #6 in Missouri and top 3% nationally based on visits (placer.ai)
- Centrally located within greater KC Metro

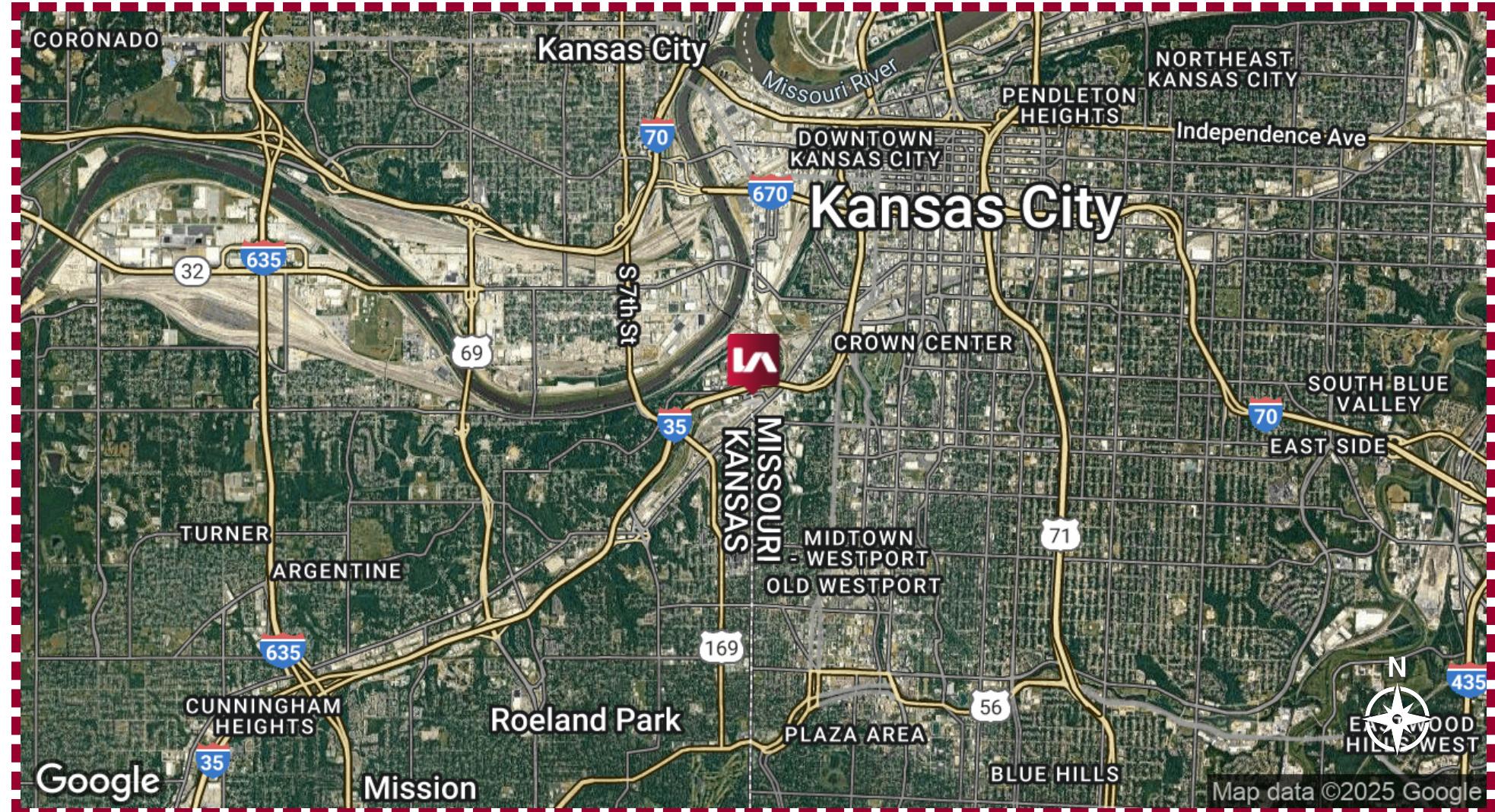
### Highway access:

- I-35: 2 minutes
- US 169: 2 minutes
- US 69 (N): 3 minutes
- I-70: 4 minutes
- US 69 (S): 7 minutes
- US 71: 8 minutes

## OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	7,560 SF

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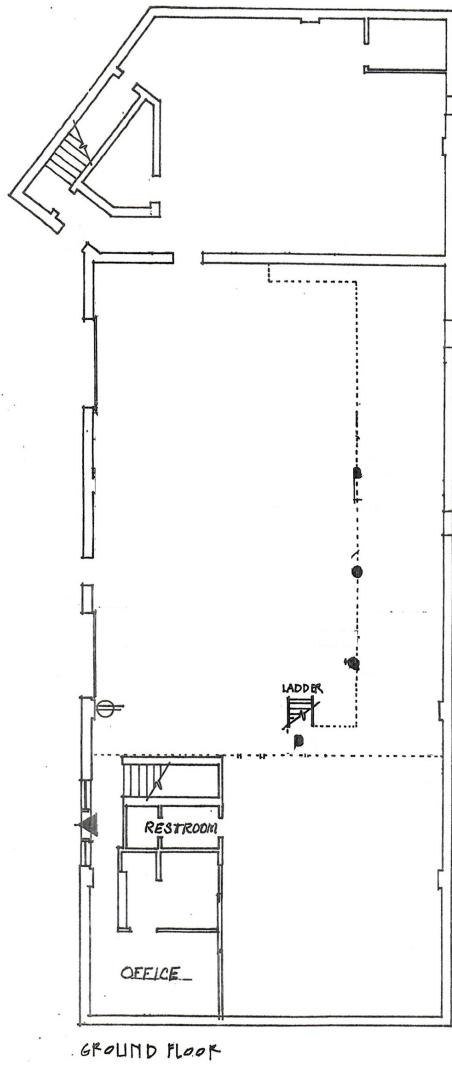
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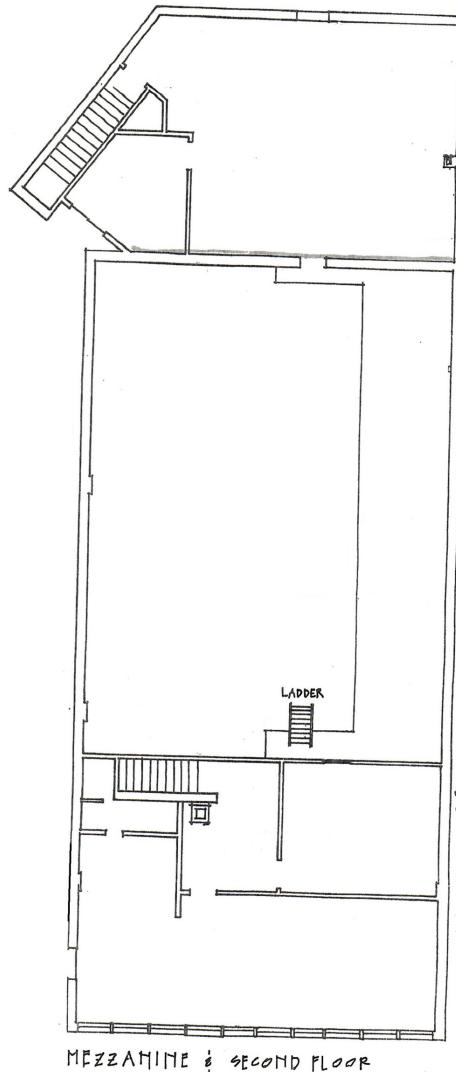
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COMMERCIAL REAL ESTATE SERVICES



GROUND FLOOR



MEZZANINE & SECOND FLOOR

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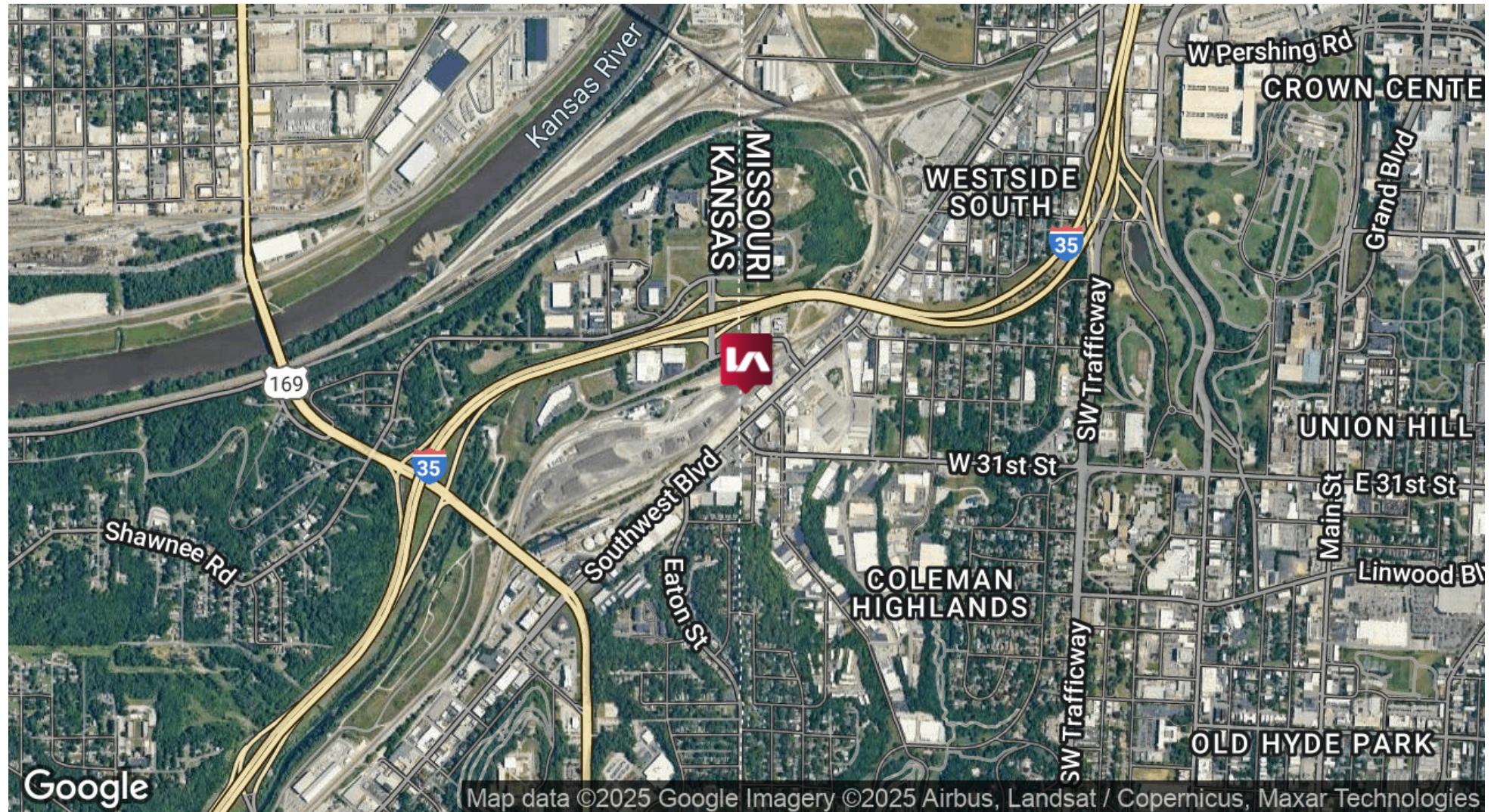
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