



# Warehouse Space for Sublease

**2610 NE INDUSTRIAL DRIVE, SUITE 230  
NORTH KANSAS CITY, MISSOURI**

## Property Highlights

- 35,070 sf available
- Five (5) 14' tall drive-in doors
- Seven (7) 9'x10' docks
- 70 (±) car parking stalls
- 22' 5" minimum height
- 2,000 (±) sf nicely finished office area
- LED lighting
- Wet sprinkler system
- Sublease through February 28, 2027
- Long-term direct deal available
- Estimated operating expense \$2.27/sf
- Sublease offering rate \$7.00/sf, NNN

*For information, please contact:*

**Mark C. Long, CRE, SIOR, CCIM, LEED**

*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

1220 Washington Street, Suite 300  
Kansas City, MO 64105

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

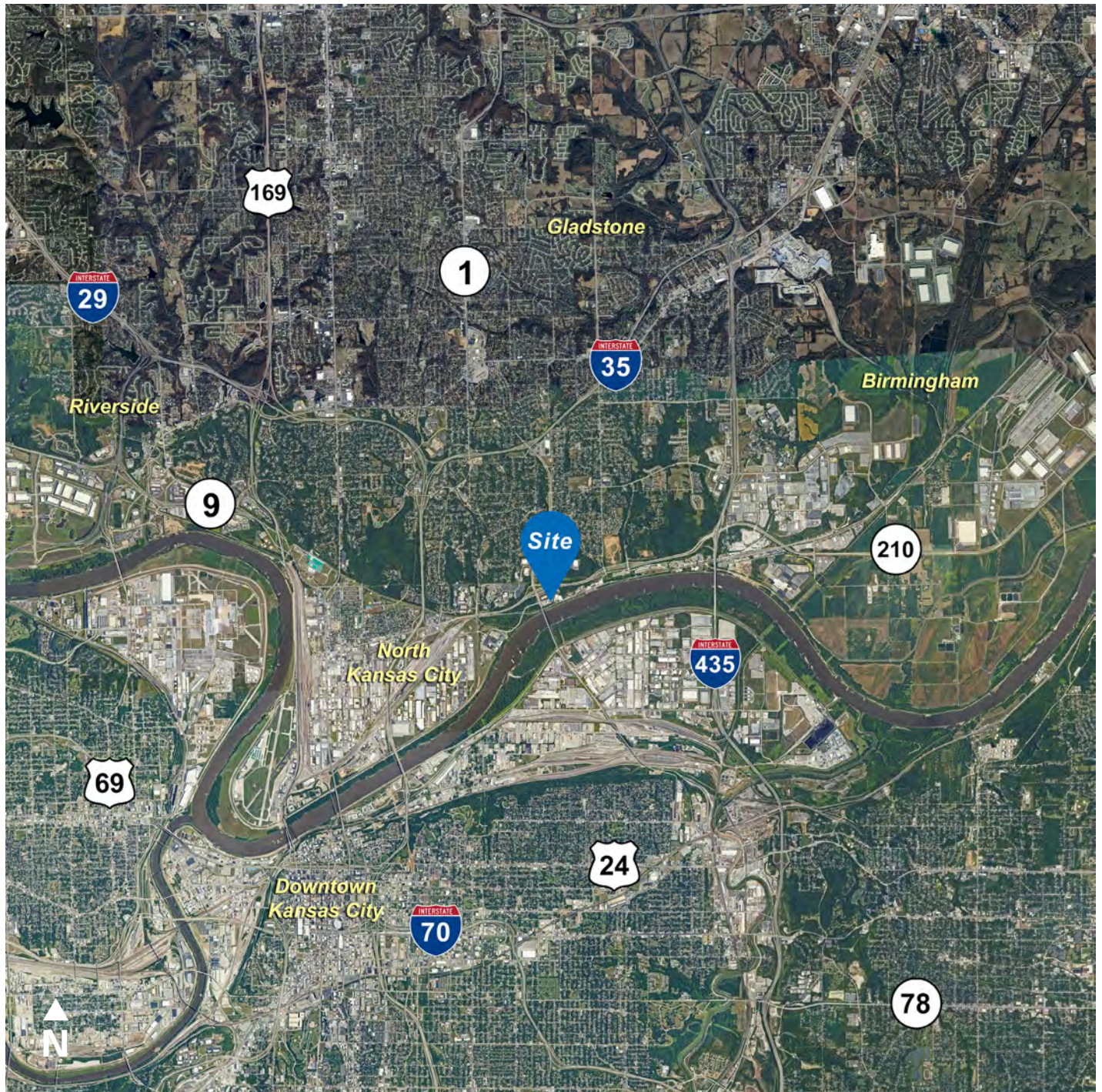


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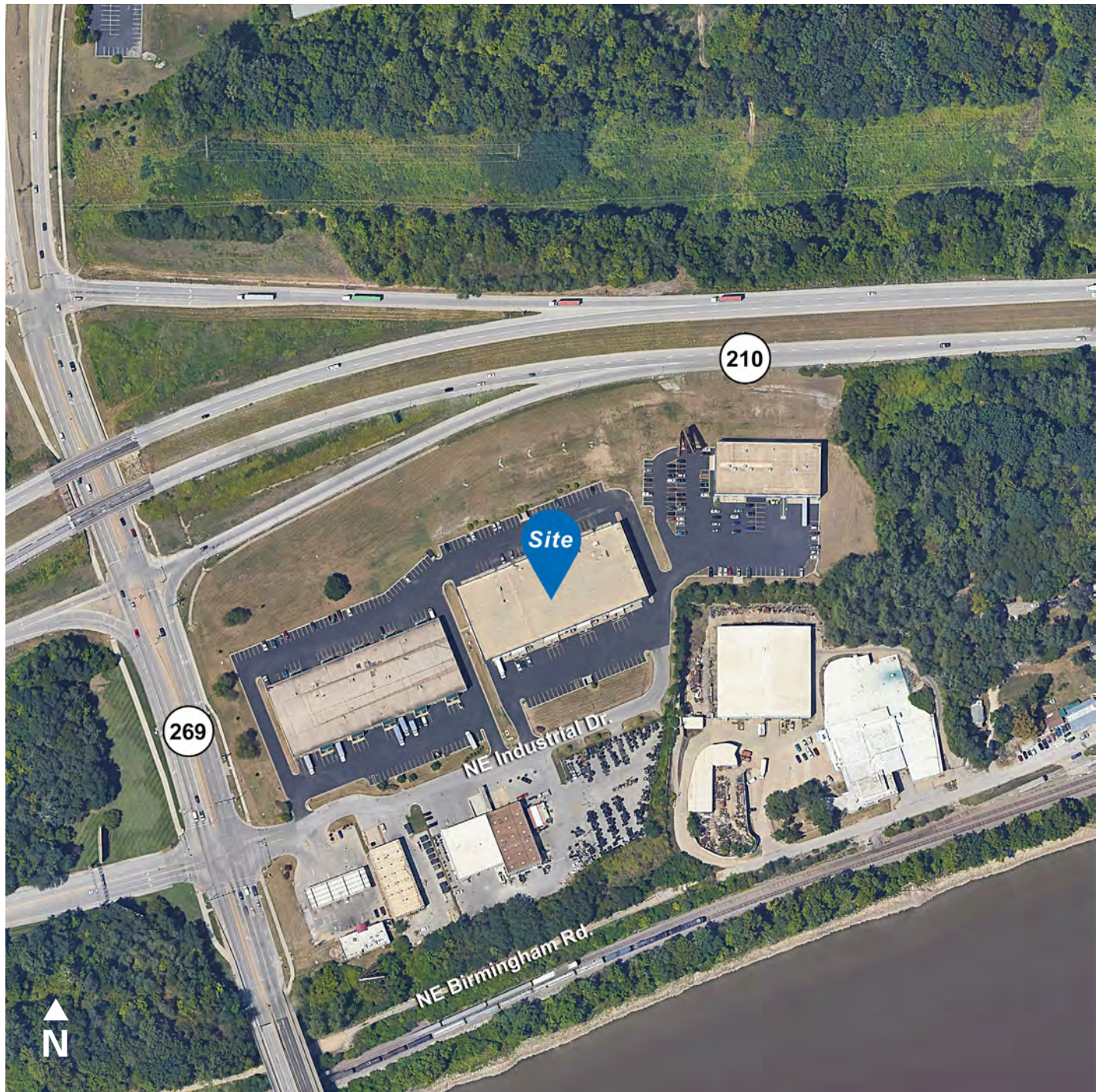
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