



## 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

#### Contact:

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3490 Manchester Trafficway | Kansas City Missouri



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



## STRUCTURE

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

## SITE

## UTILITIES

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



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



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