



FOR LEASE



**1510 East Truman Road
Kansas City, Missouri 64106**

LEASE RATE

**\$13.20/SF NNN (\$3.00/SF)
\$6750/month plus utilities**

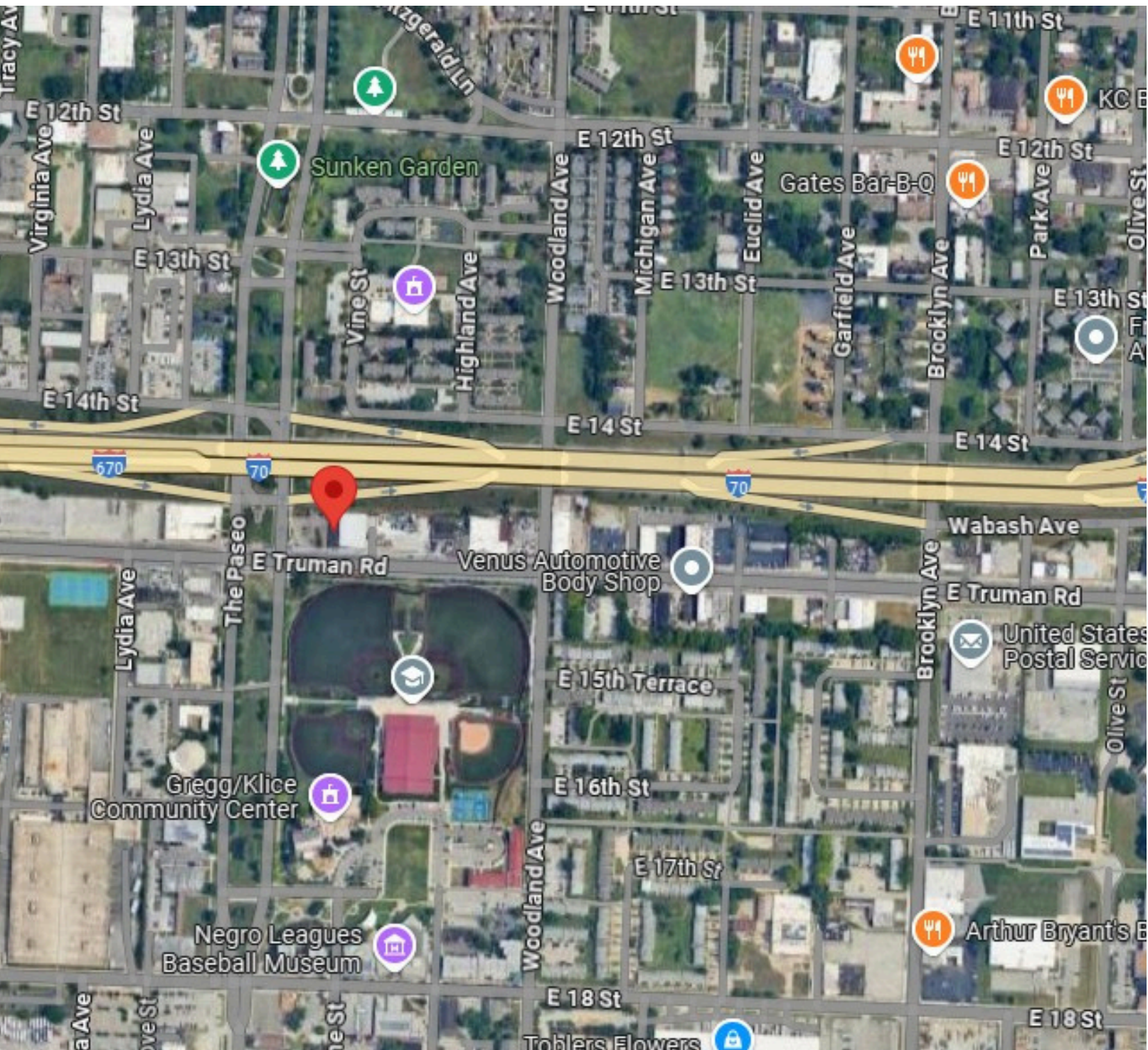
Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind

**For More Information Contact
Nate Prather
ntprather@opescre.com
816-268-4483**

**OPES COMMERCIAL REAL ESTATE
1804 SWIFT STREET
NORTH KANSAS CITY, MO 64116
WWW.OPESCRE.COM**



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PROPERTY INFORMATION

FEATURES

- **Excellent 4,358 +/- SF Retail / Flex Building for Lease on Truman Rd.**
- **Property size is .39 +/- Acres or 16,988.40 +/- SF**
- **Former Car Wash Building with 4,358 +/- SF (500 +/- SF of Office and 4,500 +/- SF of Warehouse)**
- **10' x 12' and 10' x 10' drive in doors, warehouse/shop has drive through capability**
- **Completely refurbished in 2024/2025 with New Roof, gas forced air heaters, AC unit, windows and façade**
- **Excellent access to exits ramps and on ramps to East and West bound I-70 from Paseo**
- **Fully Fenced lot with gated entrances off of Prospect and Truman Rd.**
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- **3 Phase electrical**
- **B4-5 Zoning**

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