

7,560 SF | FOR LEASE
SINGLE-TENANT FLEX BUILDING

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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

CONTACT



Hunter Seabaugh

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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

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	7,560 SF
Lot Size:	0.27 acres

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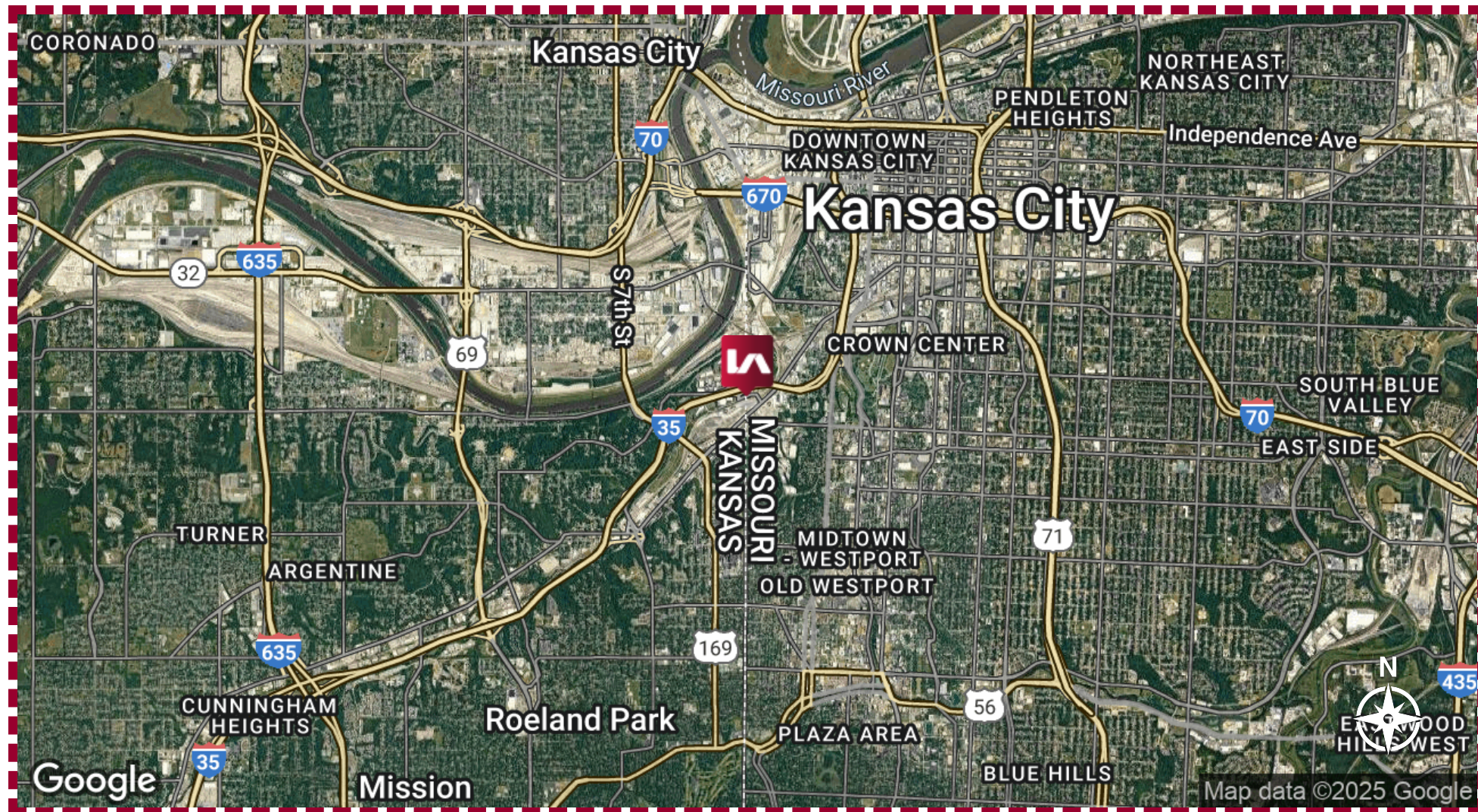
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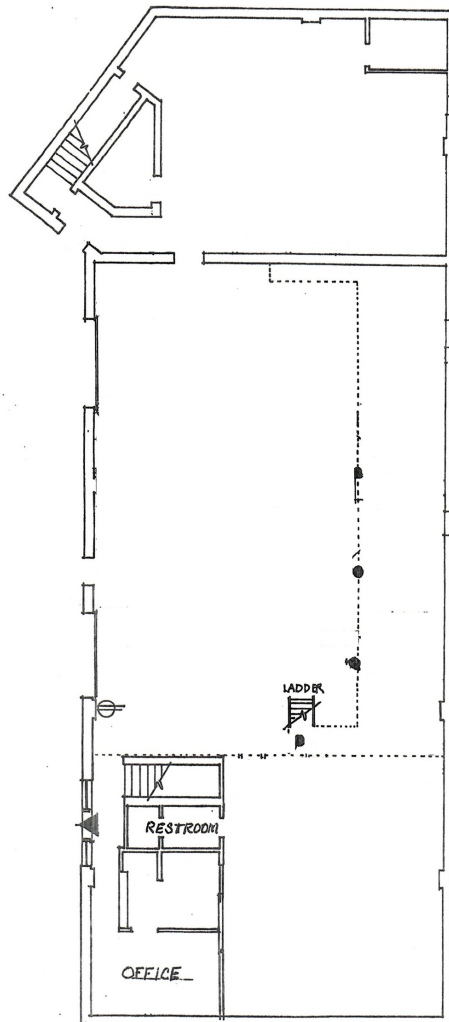
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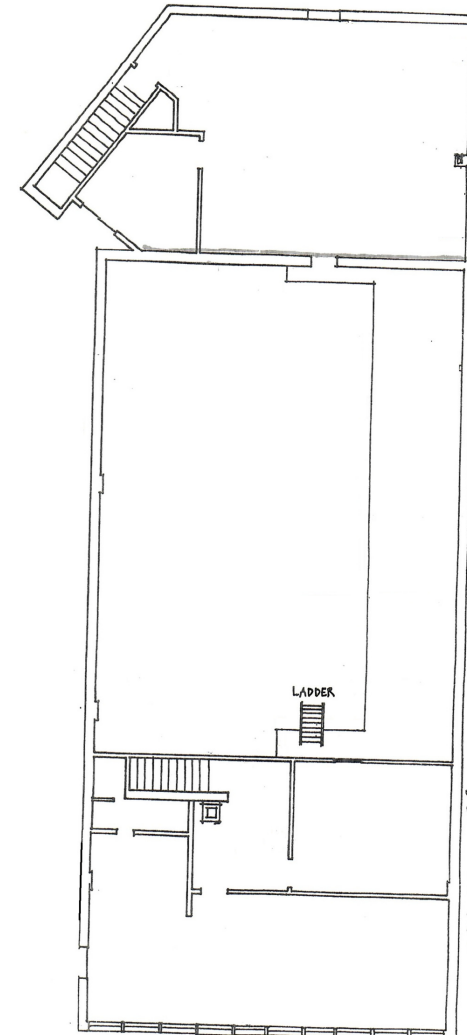
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GROUND FLOOR



MEZZANINE & SECOND FLOOR

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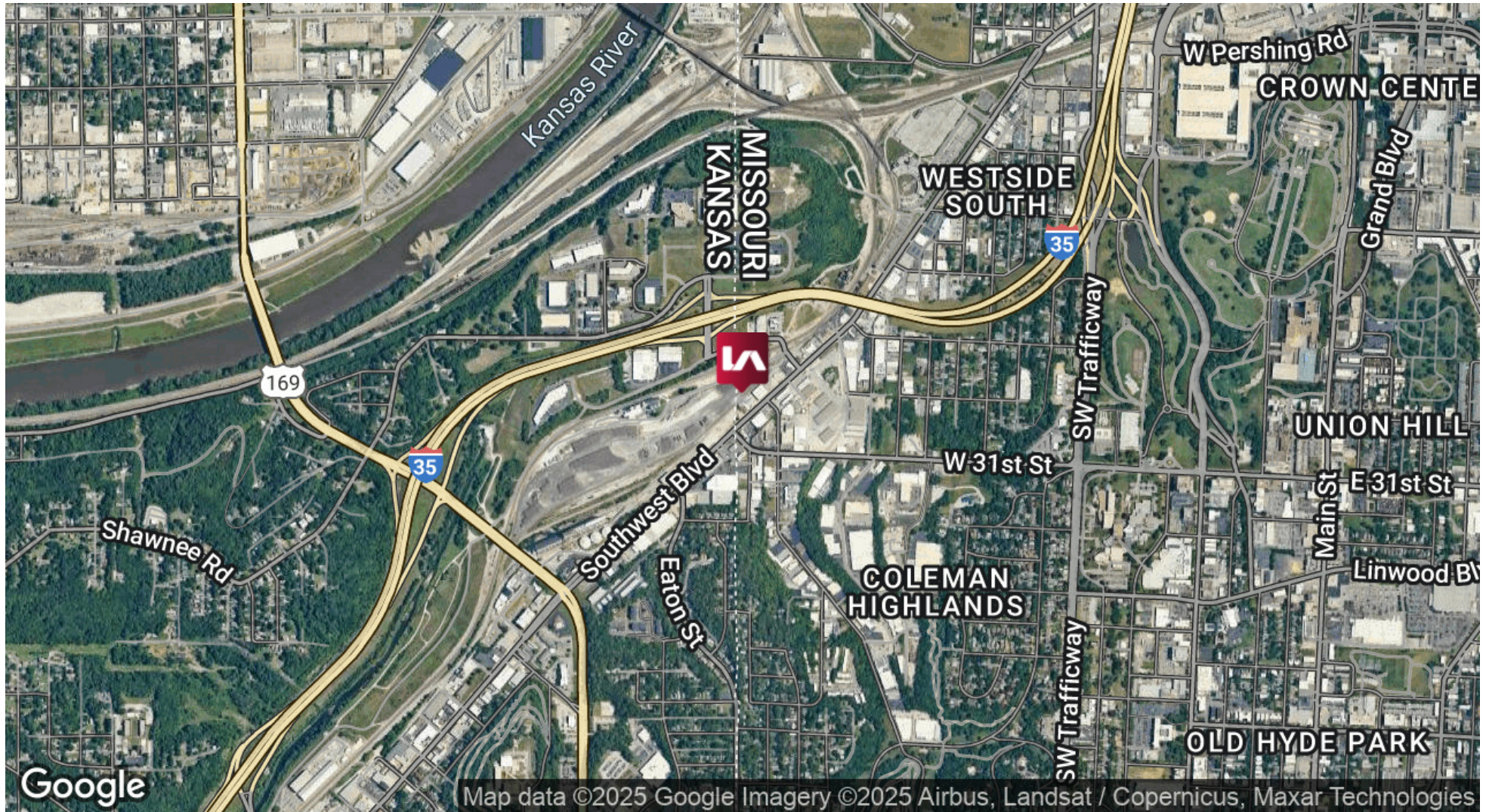
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