

Retail Space for Lease

6314 N Oak Trafficway Gladstone, MO 64118



14,500 SF +/-
\$12.00 PSF + \$5.97 NNN



Property Highlights:

- Size: 14,500+/- SF
- Rate: \$12.00/SF + NNN \$5.97/SF
- Located in Gladstone, Missouri
- North End Cap
- 12,000+/- SF of open retail area with two restrooms and warehouse offices
- 2,500+/-SF storage space with 9'x9' overhead door with dock
- 28+/- dedicated parking spaces
- 13.5' clear height to drop ceiling
- Adjacent to Smoke House BBQ and McDonald's
- Excellent frontage on North Oak Trafficway with more than 16,400 VPD
- Escape the Kansas City 1% Earnings Tax
- TI available for credit tenants with term of 5 years or more

Opes Commercial Real Estate

Office: (816) 384-2900

1804 Swift St. Ste. 101 North Kansas City, MO 64116

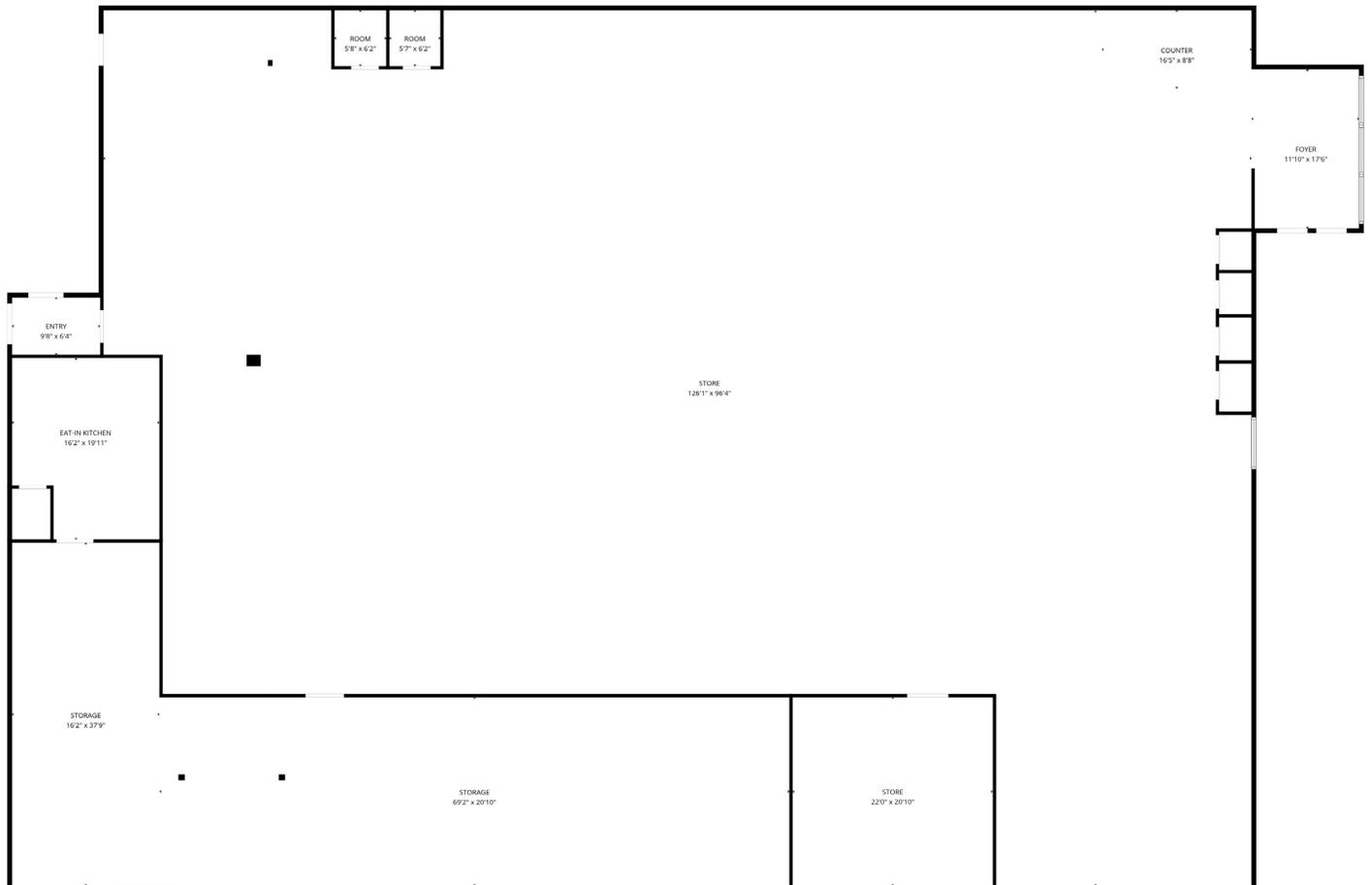
For More Information Contact:

Nate Prather

(816) 268-4483 | Ntprather@opescre.com

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TOTAL: 353 sq. ft

1st floor: 353 sq. ft

EXCLUDED AREAS: STORE: 10055 sq. ft, UNDEFINED: 28 sq. ft, ROOM: 72 sq. ft,
STORAGE: 2054 sq. ft, KITCHENETTE: 298 sq. ft, WALLS: 234 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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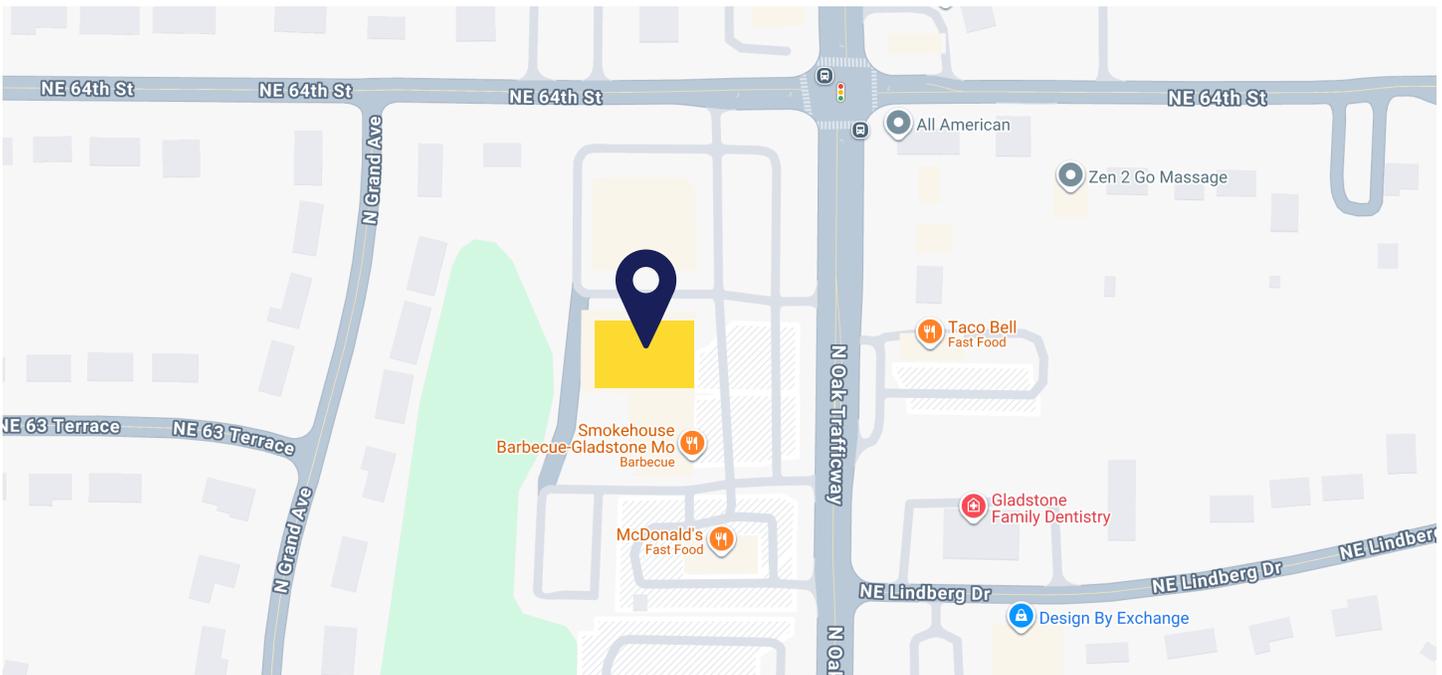
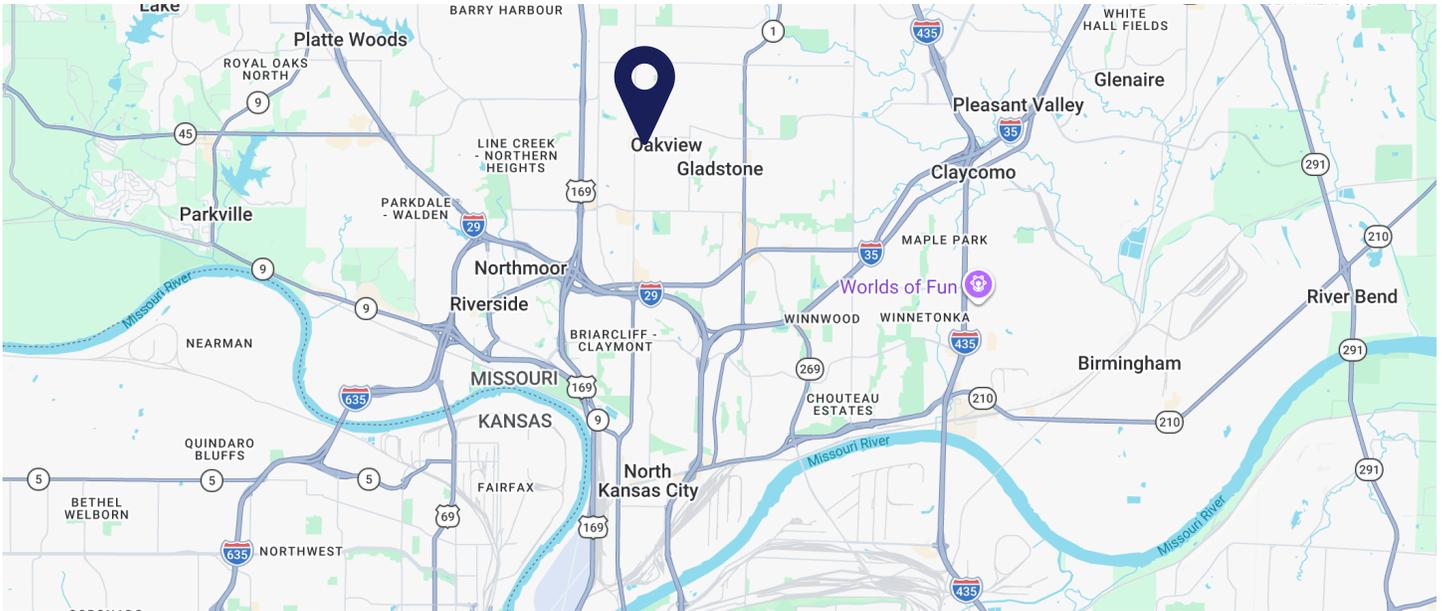
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