

INDUSTRIAL BUILDING FOR SALE



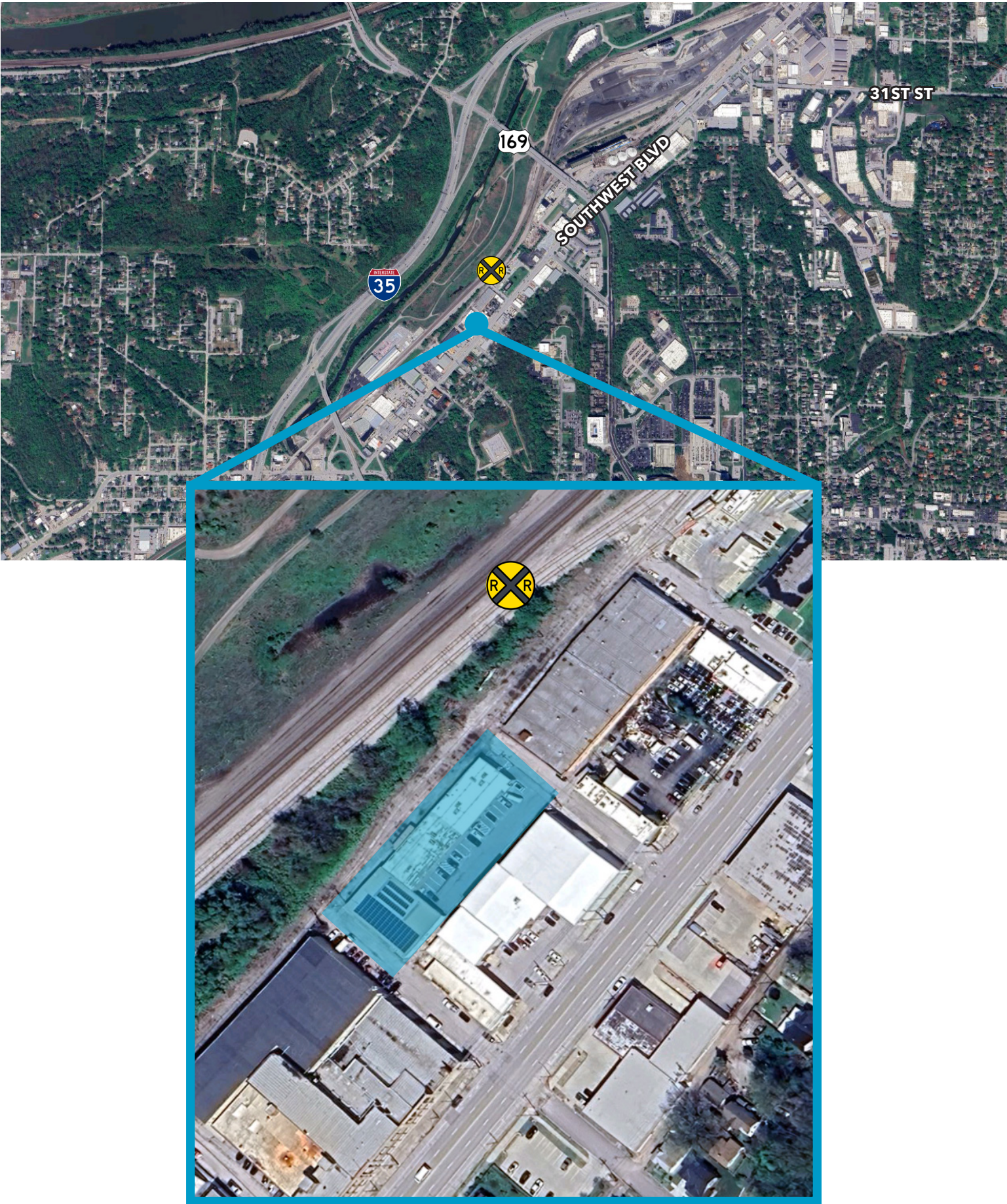
SPACE HIGHLIGHTS

- **17,000 SF Available**
- 9,800 SF Office Space
- 7,200 SF Warehouse Space
- 3 Drive In Doors
- Excellent location right off Southwest Blvd
- Great Owner User Opportunity
- Easy access to I-35 and just minutes from Downtown, the Crossroads, West Bottoms and more!

LEASING CONTACTS

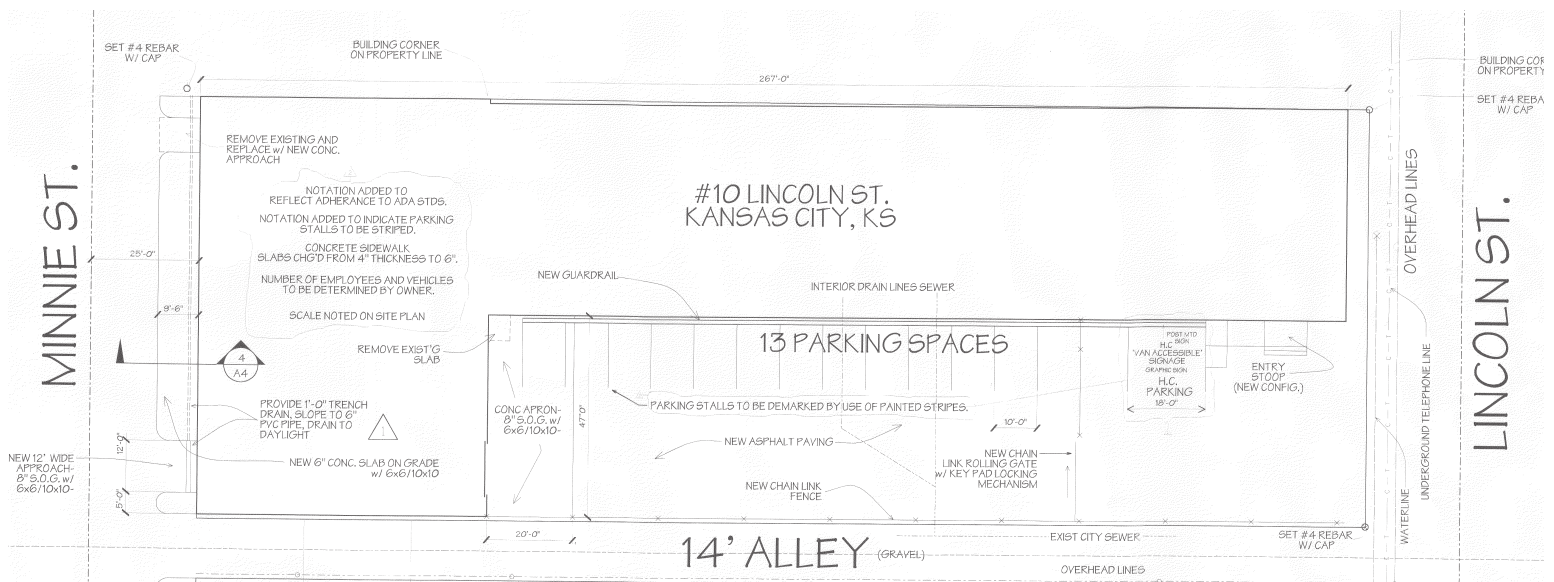
MOLLY CRAWFORD MUNNINGHOFF
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LOCATION



LISTING INFORMATION

| | |
|------------------------|--|
| Address: | 10 Lincoln Street, Kansas City, Kansas |
| Lot Size: | 0.64 AC |
| Building SF: | 17,000 SF |
| Office SF: | 9,800 SF |
| Warehouse SF: | 7,200 SF |
| Stories: | 1 Story |
| Drive In Doors: | 2 (11' x 12') 1 (8' x 8') |
| Clear Height: | 12' |
| Column Spacing: | 23'-6" |
| Construction: | Masonry |
| Roof: | New Roof |
| Power: | 600a/120v 3p |
| Parking: | 16 Spaces |
| Highway Access: | I-35 and HWY 169 |
| Zoning: | M-3 |



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