

INDUSTRIAL BUILDING FOR SALE



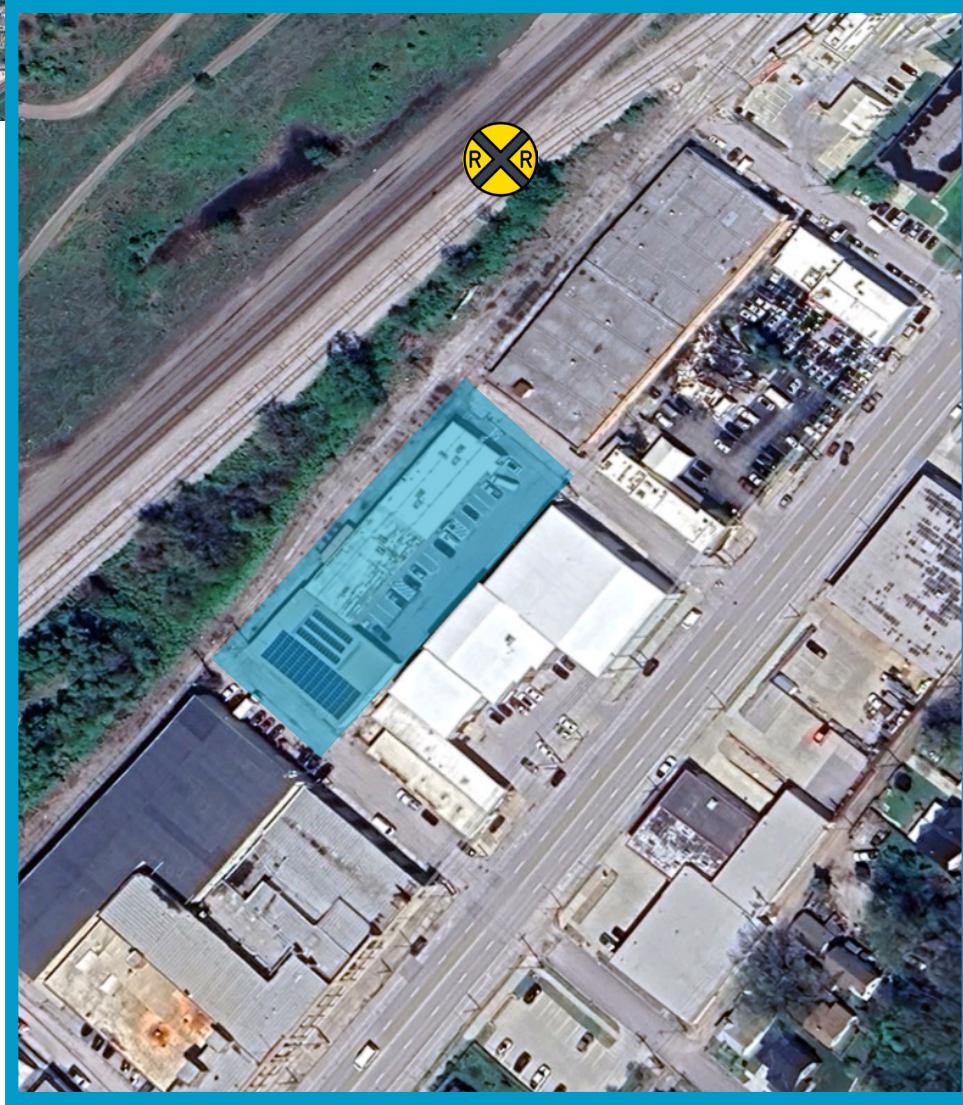
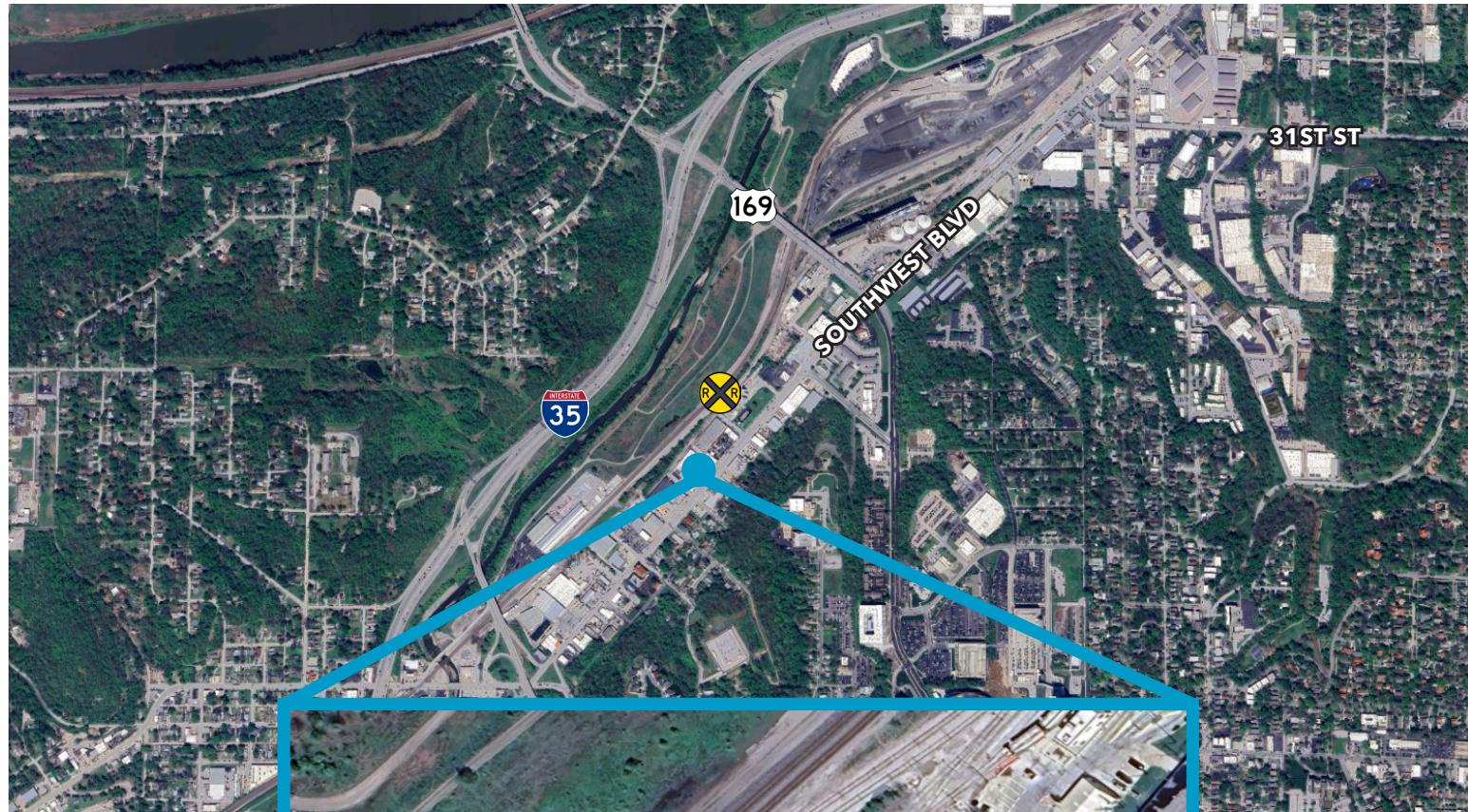
SPACE HIGHLIGHTS

- **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

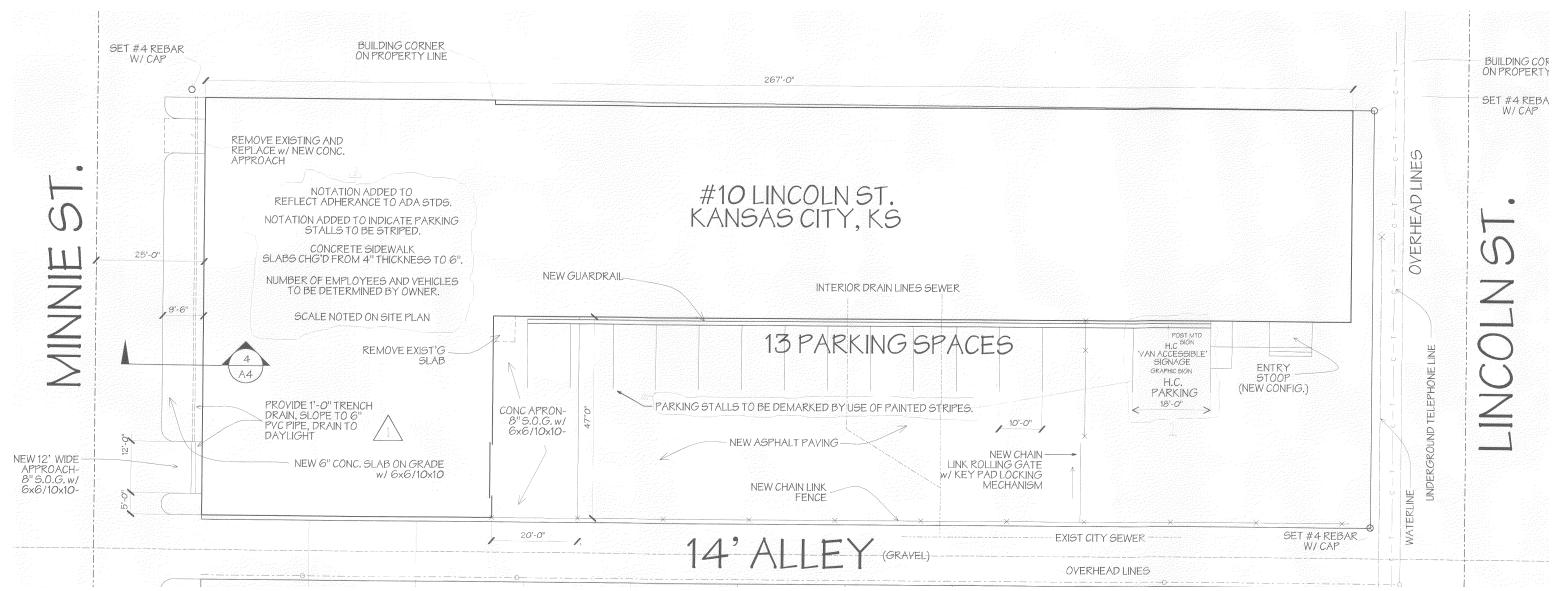
MOLLY CRAWFORD MUNNINGHOFF
P (816) 701-5013
mcrawford@copaken-brooks.com

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' x8')
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



INDUSTRIAL BUILDING FOR SALE



LEASING CONTACT

MOLLY CRAWFORD MUNNINGHOFF

P (816) 701-5013

mcrawford@copaken-brooks.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.