

FOR LEASE
FLEX - INDUSTRIAL WAREHOUSE SUITE

4251 NE Port Drive
Lee's Summit, MO 64064



For more information, questions, or to schedule a tour of the property, please call Josh Haith



Josh Haith
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Property Highlights

- 7,500 SF Warehouse (owner has flexibility to lease smaller or larger suite)
- 500 SF Office Area – Nice Finishes – Optional to Lease
- 2 Dock Door
- 1 Drive In Door 16 x 12 Feet
- Shared Fenced Outside Storage at Additional Cost
- Phase 3, (2) 200 AMP 208, there is 3 phase 480 in the building. Can add 600 AMP if needed
- Large Mezzanine not included in the SF (4 offices, bathroom, showroom, conference room)
- New LED T5 Lighting
- Ceiling 20 Feet in Front, 16.5 Feet in Back
- Ample Parking – Tons of Parking!

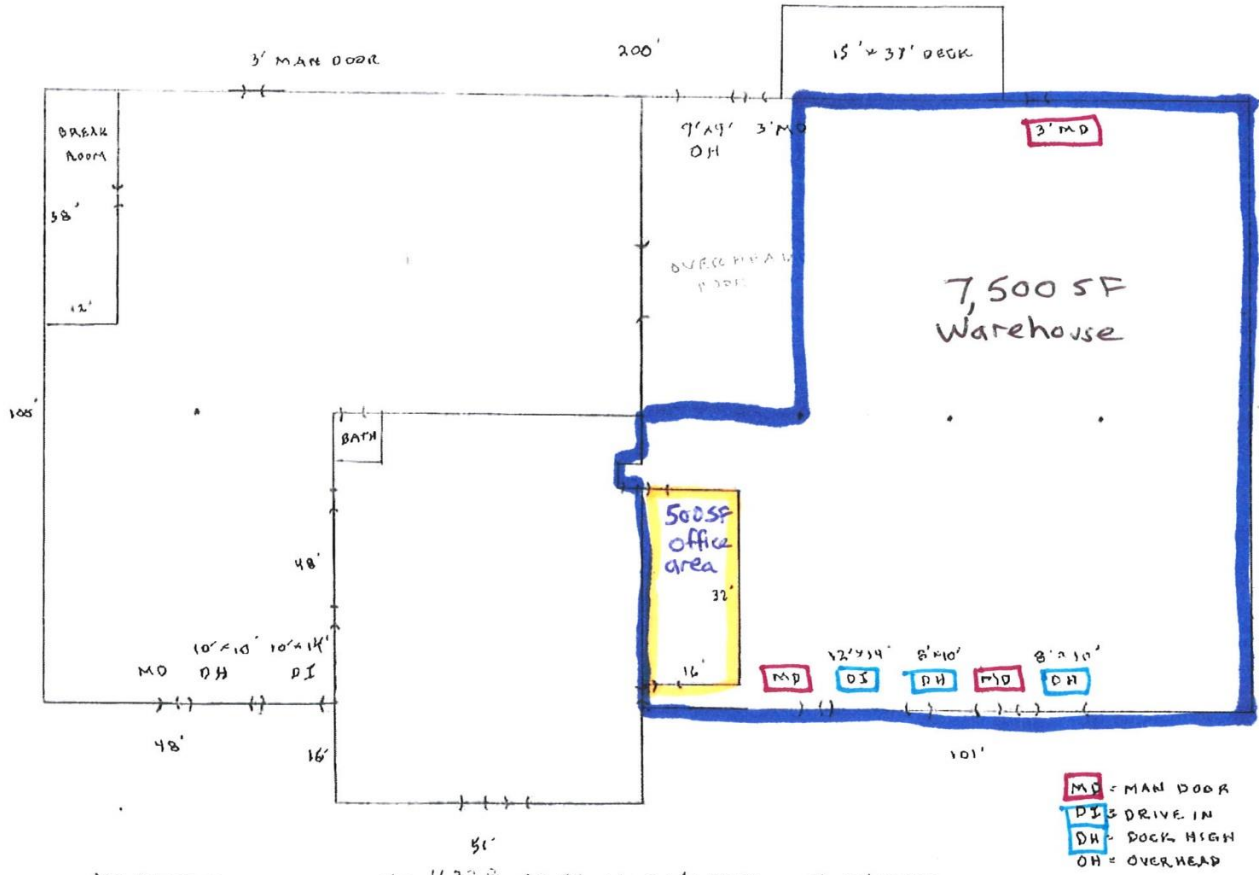
LEASE RATE --- \$8.50 / SF Gross Industrial = \$5,312 a month – Tenant responsible for their proportionate share utilities, insurance, phone, internet, security, and trash. Landlord covers base year property taxes, base year insurance, lawn and snow removal.

CALL JOSH TO TOUR



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Floor Plan



ALL DIMENSIONS APPROXIMATE

± 11,222 SQ FT TOTAL PLUS MEZZANINE ± 2,286 SQ FT OFFICE & SHOWROOM ± 17' CLEAR

± 2,448 SQ FT

MD = MAN DOOR
 DI = DRIVE IN
 DH = DOCK HIGH
 OH = OVERHEAD



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