# **1014 TROOST AVENUE**

KANSAS CITY, MISSOURI 64108

INDUSTRIAL FOR LEASE | 4,024± SF



**AVAILABLE IMMEDIATELY** 

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## **PROPERTY FEATURES**

- Loading
  - -One (10' W x 14' H) drive-in door
- Dry sprinkler system
- Excellent access to I-70, Hwy 71/I-49, and I-35
- 18'4" 19'10" clear height
- 400 amp, 208 volt, 3 phase
- LED lighting with motion sensors

	Bruce Watkin	s Parkway		
	Engles the			North
Sth St.				<b>新型</b> 對
Tiroos	t Ave		roost	Ave

ADDITIONAL INFO	
PREMISES	4,024 <u>+</u> SF
LEASE RATE	\$3.60 PSF Gross
OFFICE SPACE	504± SF

For more information, please contact:

### MICHAEL WATSON

Industrial Brokerage 816.936.8533 direct mwatson@kessingerhunter.com

### KESSINGER/HUNTER & COMPANY, LC

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