

3,760 - 8,200 SF Flex/Warehouse for Lease
2125 Indiana Ave, KCMO 64127 | \$7.00 PSF G.I.



****Potential ¼ Acre of Fenced & Graveled
Outdoor Storage Available - See Last Page****



3,760 - 8,200 SF Warehouse with Drive-In Doors for Lease
Potential ¼ Acre Outside Storage Available - Fenced & Graveled



Jake LaFevers
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Haith
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North Building

- 60' Wide x 80' Deep = 4,800 SF
- (1) 10' x 10' Drive-In in Door
- Barrel Roof
- 11' Clear Height
- 29' x 24' Office + Bathroom
- Shared Electric Meter with South

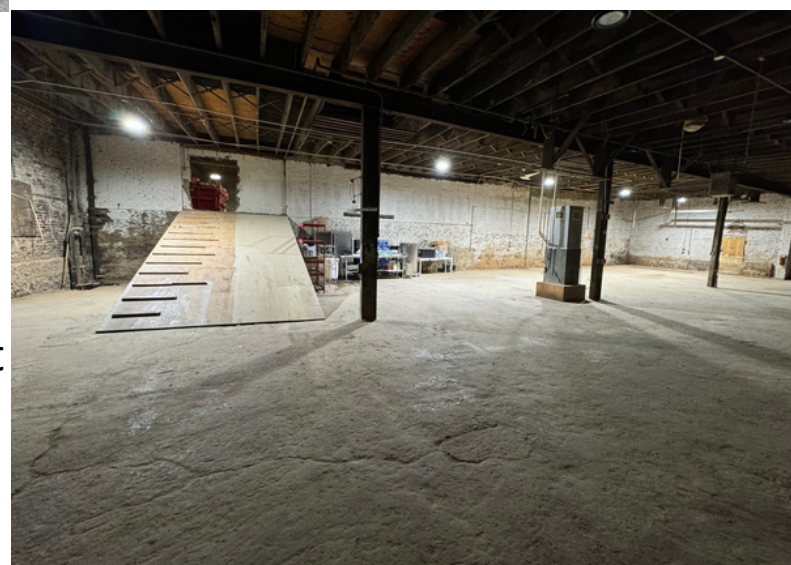


South Building

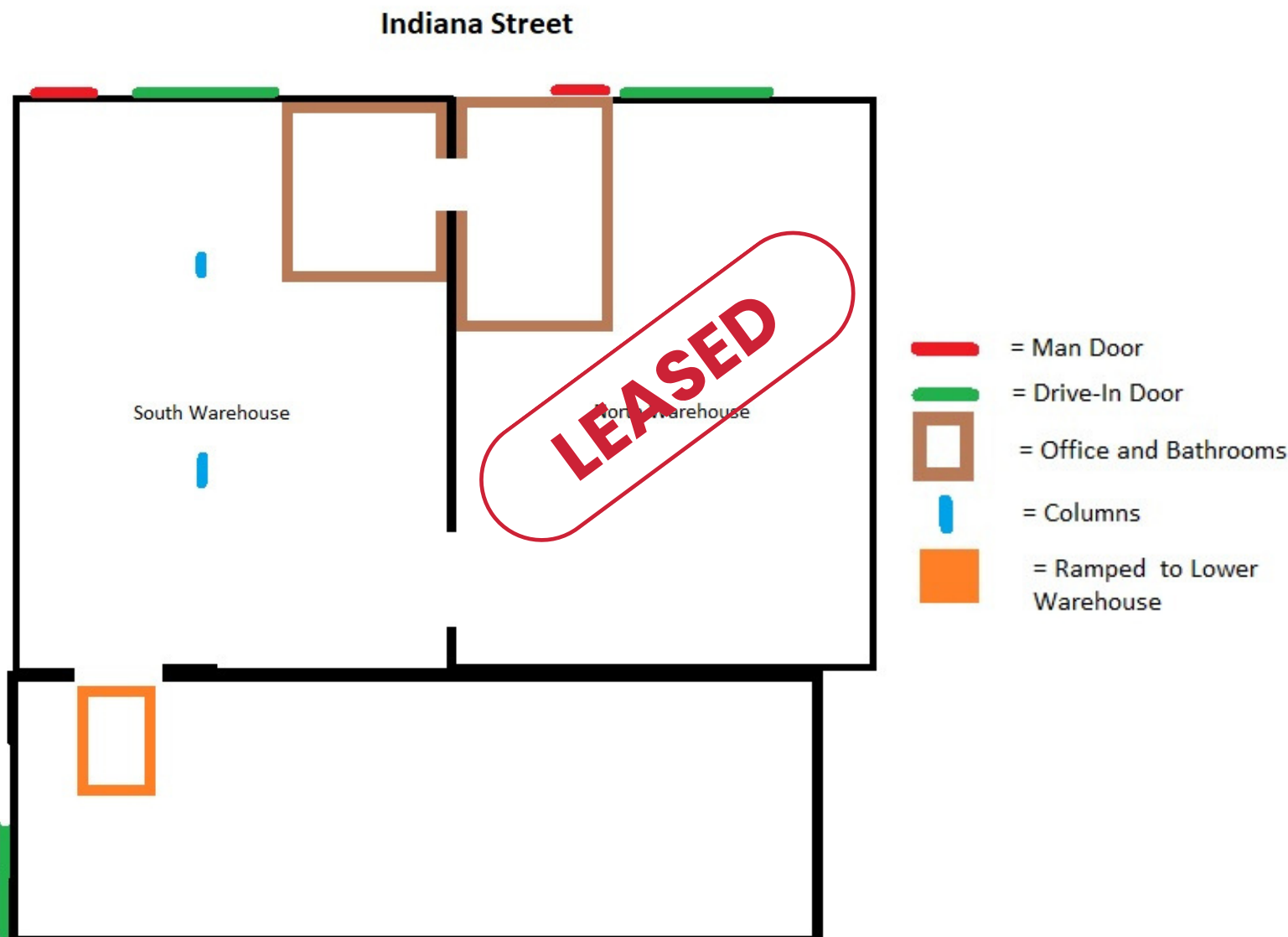
- 47' Wide x 80' Deep = 3,760 SF
- (1) 12' x 12' Drive-In in Door
- 13' Clear Height
- 22' x 16' Office + Bathroom
- Shared Electric Meter with North

Lower Warehouse

- 4,440 SF
- (1) 10' x 12' Drive-In in Door
- Slanted Roof 13' - 14.8' Clear Height
- No Office or Bathroom in Place



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Additional Information

- 2 Buildings Available
- Both Warehouses Can Be Leased to 1 Tenant & are Currently Connected
- TI Available for Qualified Tenants
- 3 Phase Power
- Previously Leased to a Cabinet Production Facility
- Tenant Responsible for: Gas & Electric Utilities
- Owner Responsible for: Water, Taxes, & Insurance
- No A/C - Heat only
- Owner Willing to Fence & Gravel Rear ~ ¼ Acre Lot for Tenant

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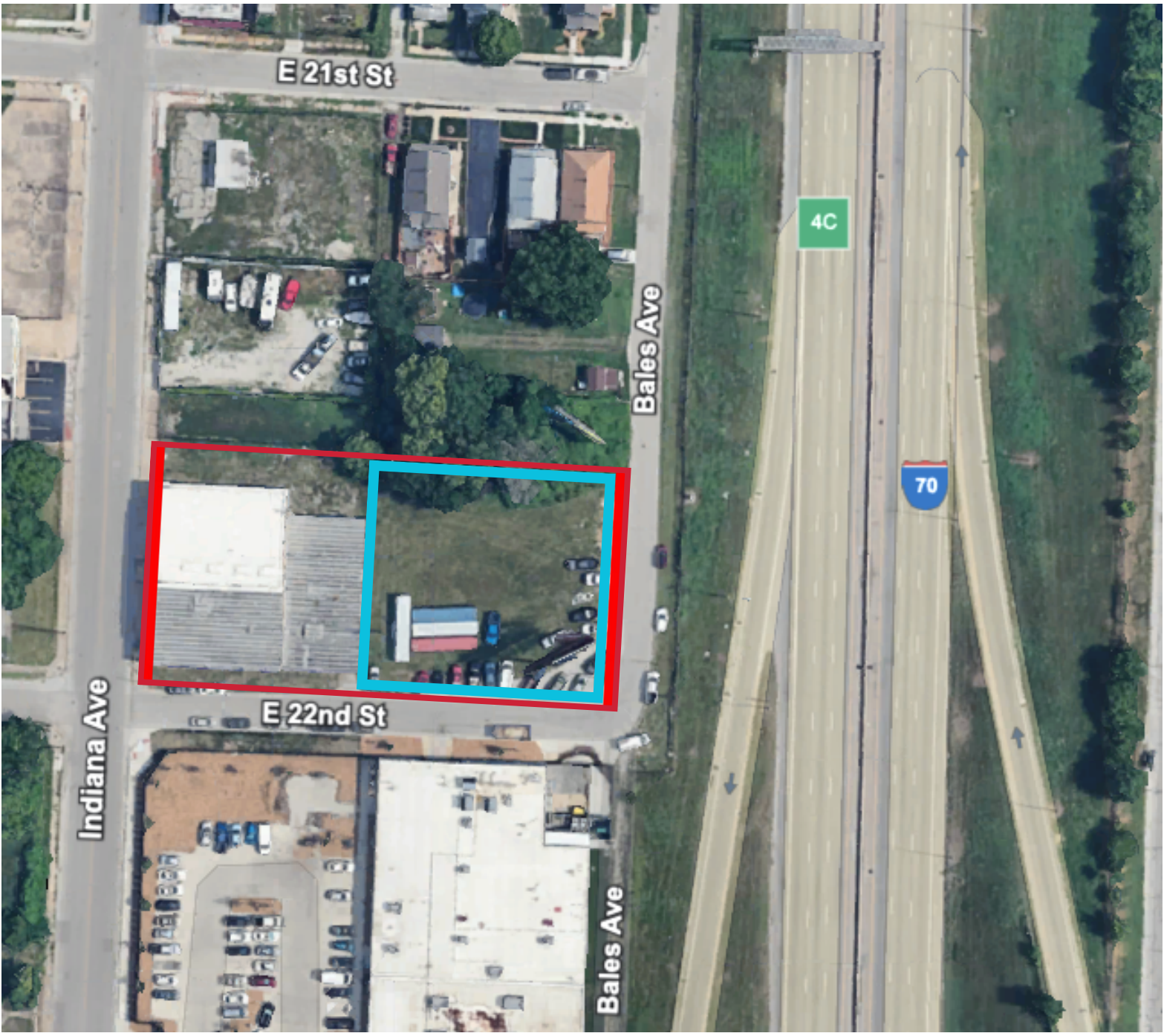


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**Owner Willing to Fence
& Gravel Rear Lot**

I-70 & 23rd St.	1 Block
71 Hwy & Paseo	~ 1.5 Miles

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