

PREMIER INDUSTRIAL & OFFICE SPACE FOR LEASE



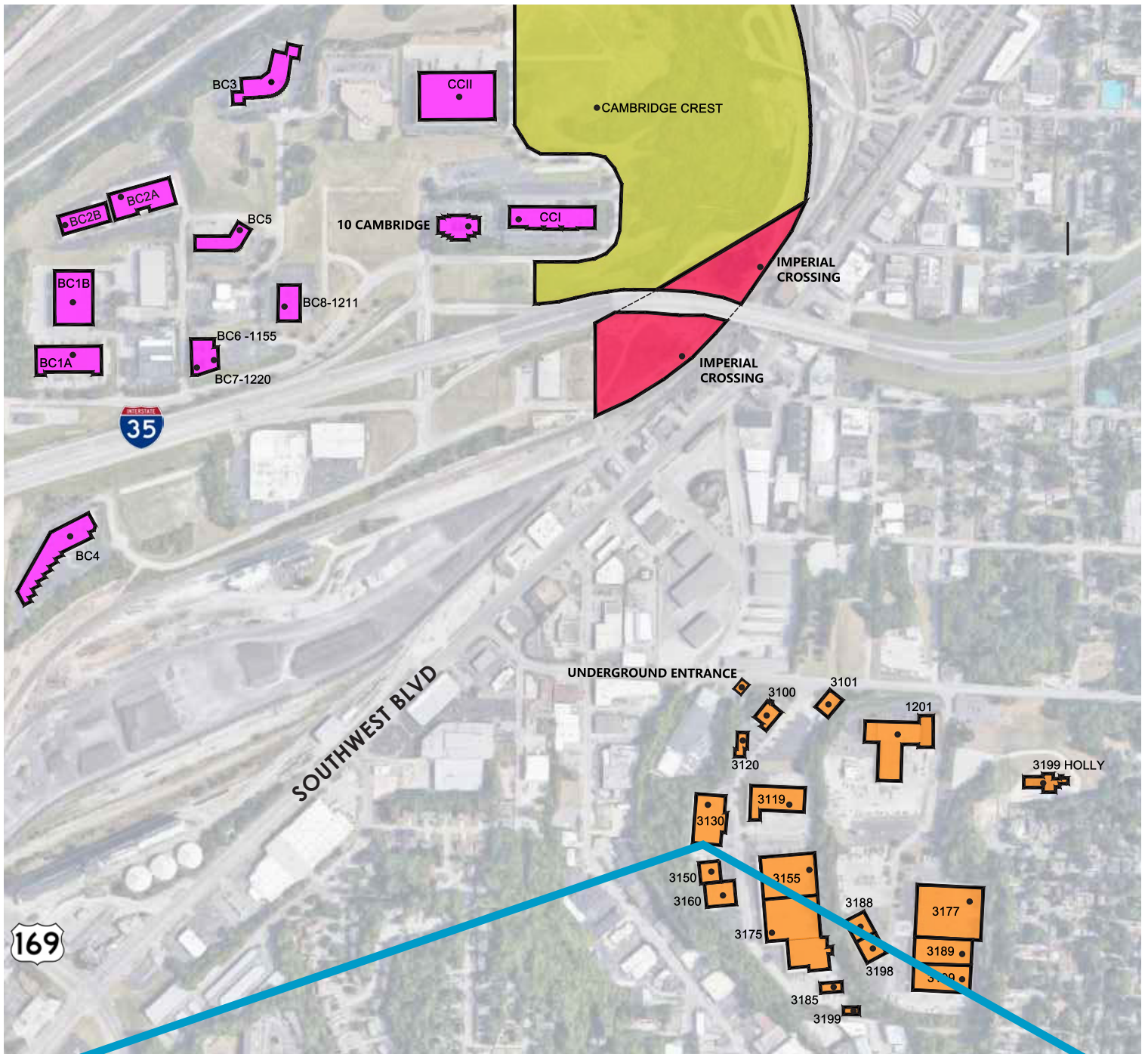
SPACE HIGHLIGHTS

- **27,202 SF Available**
- **Free, Convenient On-site Parking;** generous front and side lot parking including a 9,862 SF fenced parking lot.
- **Google Fiber Available**
- 11 Dock High Doors and 2 Drive-In Door
- New **energy efficient LED lighting** throughout building features enhanced light levels and **significant savings** on electricity costs and repairs
- **Prominent signage** on busy 31st Street corridor
- Business park location with private streets; security patrolled with walkout/lockout service

LEASING CONTACT

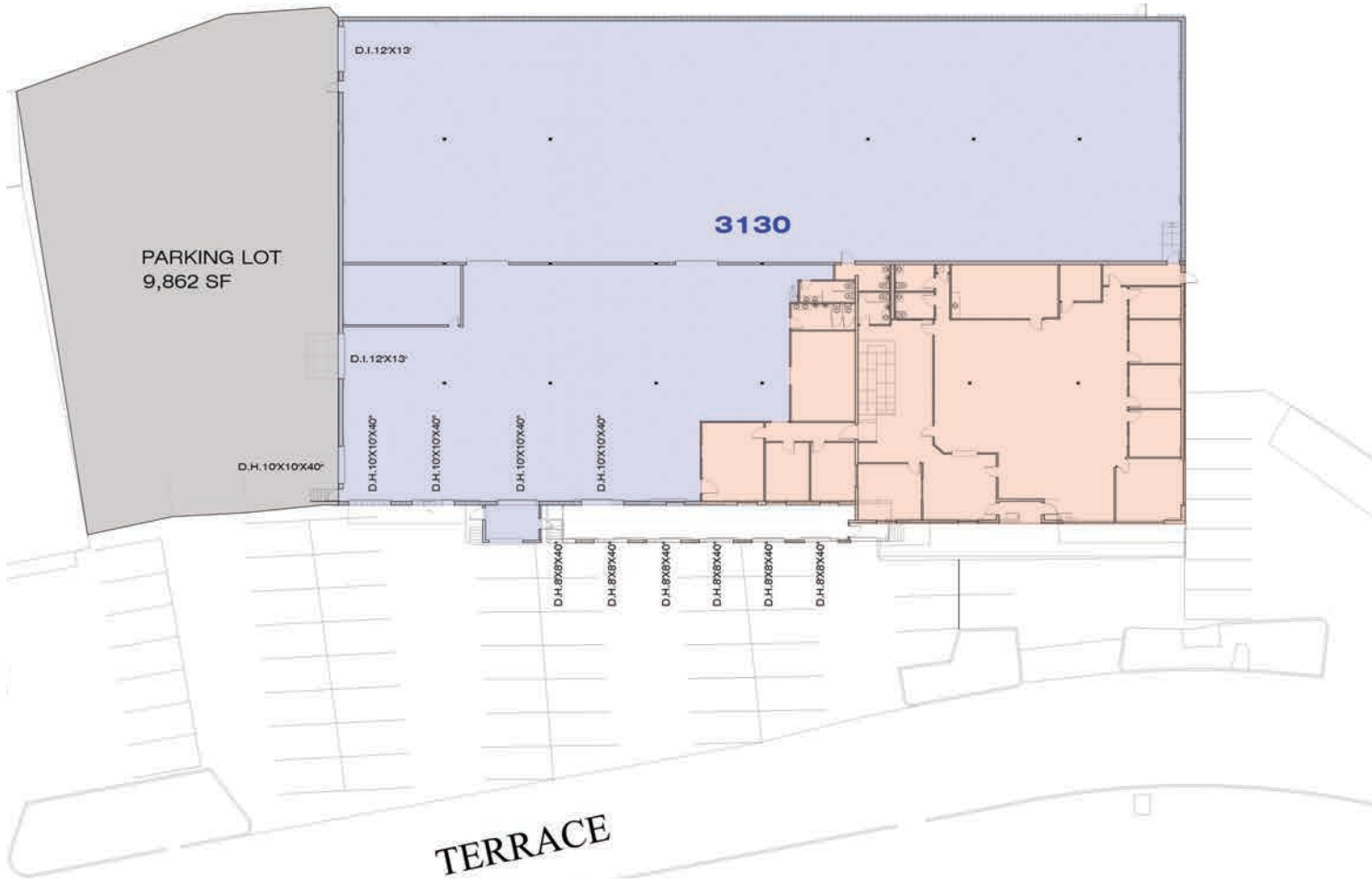
JEREMIAH DEAN, CCIM
P (816) 701-5012
jdean@copaken-brooks.com

LOCATION



3130 TERRACE STREET

Total SF Available	27,202 SF	Dock High Doors	6 (8'x8') 5 (10'x10')
Office SF	7,206 SF	Drive-In Doors	2 (12'x13')
Warehouse SF	19,996 SF	Ceiling Height	15'
Power	400 Amps 240 Volt	Notes	9,862 SF Fenced Parking Lot Google Fiber Available



PREMIER INDUSTRIAL & OFFICE SPACE FOR LEASE



LEASING CONTACT

JEREMIAH DEAN, CCIM
P (816) 701-5012
jdean@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.