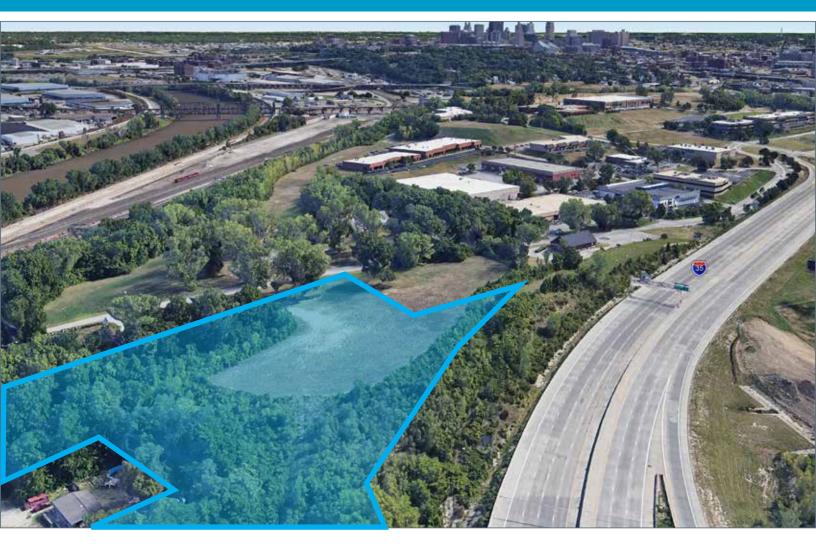


## **BUILD-TO-SUIT OPPORTUNITY**



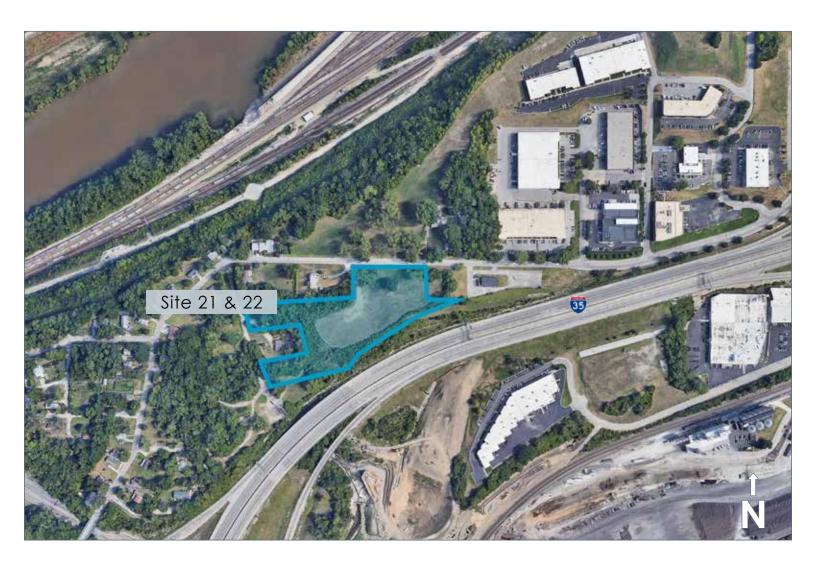
#### LAND PARCEL HIGHLIGHTS

- 5.8 Acres along I-35 on Highway Pad Site
- Zone: R-2(B)
- Positioned in a well-maintained and secured business park setting
- Clear visibility and instant accessibility to 1-35
- Great location central to the city's major thoroughfares; moments from the Plaza, Crown Center, Westport and Downtown

#### **LEASING CONTACT**

#### MOLLY CRAWFORD MUNNINGHOFF

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



## SITE 21 & 22 HIGHLIGHTS

- 5.80 Acres
- Quick access to I-35
- Prime Location with Panoramic views of Downtown Kansas City and Suburbs



### **DEVELOPMENT OPPORTUNITY**

- Ideal for a 50,000 SF Flex Building
- 2 Parking Lots 80 Parking Spaces & 76 Parking Spaces
- Trucks Area



# **BUILD-TO-SUIT OPPORTUNITY**





### **LEASING CONTACT**

#### **MOLLY CRAWFORD MUNNINGHOFF**

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