

BUILD-TO-SUIT OPPORTUNITY



LAND PARCEL HIGHLIGHTS

- **3.81 Acres** along I-35 Highway Pad Site
- Zone: M-3
- Positioned in a **well-maintained** and **secured** business park setting
- **Clear visibility** and **instant accessibility** to I-35
- **Great location** central to the city's major thoroughfares; moments from the Plaza, Crown Center, Westport and Downtown

LEASING CONTACT

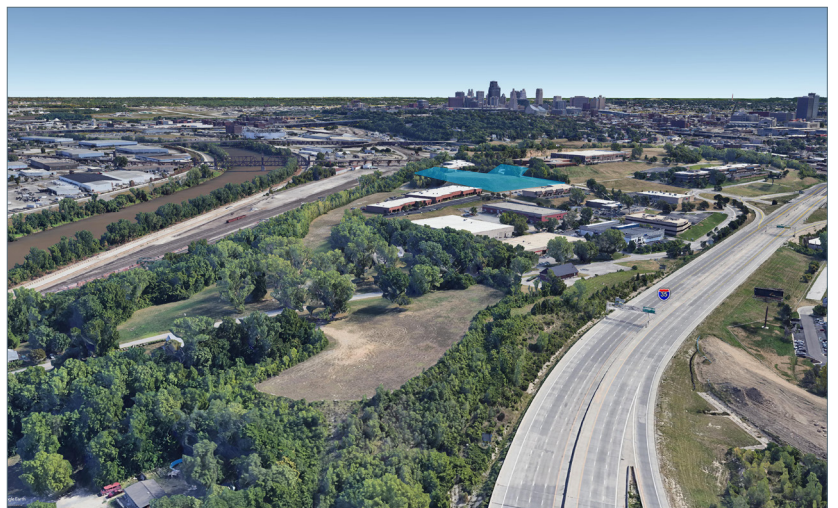
MOLLY CRAWFORD MUNNINGHOFF
P (816) 701-5013
mcrawford@copaken-brooks.com

LOCATION



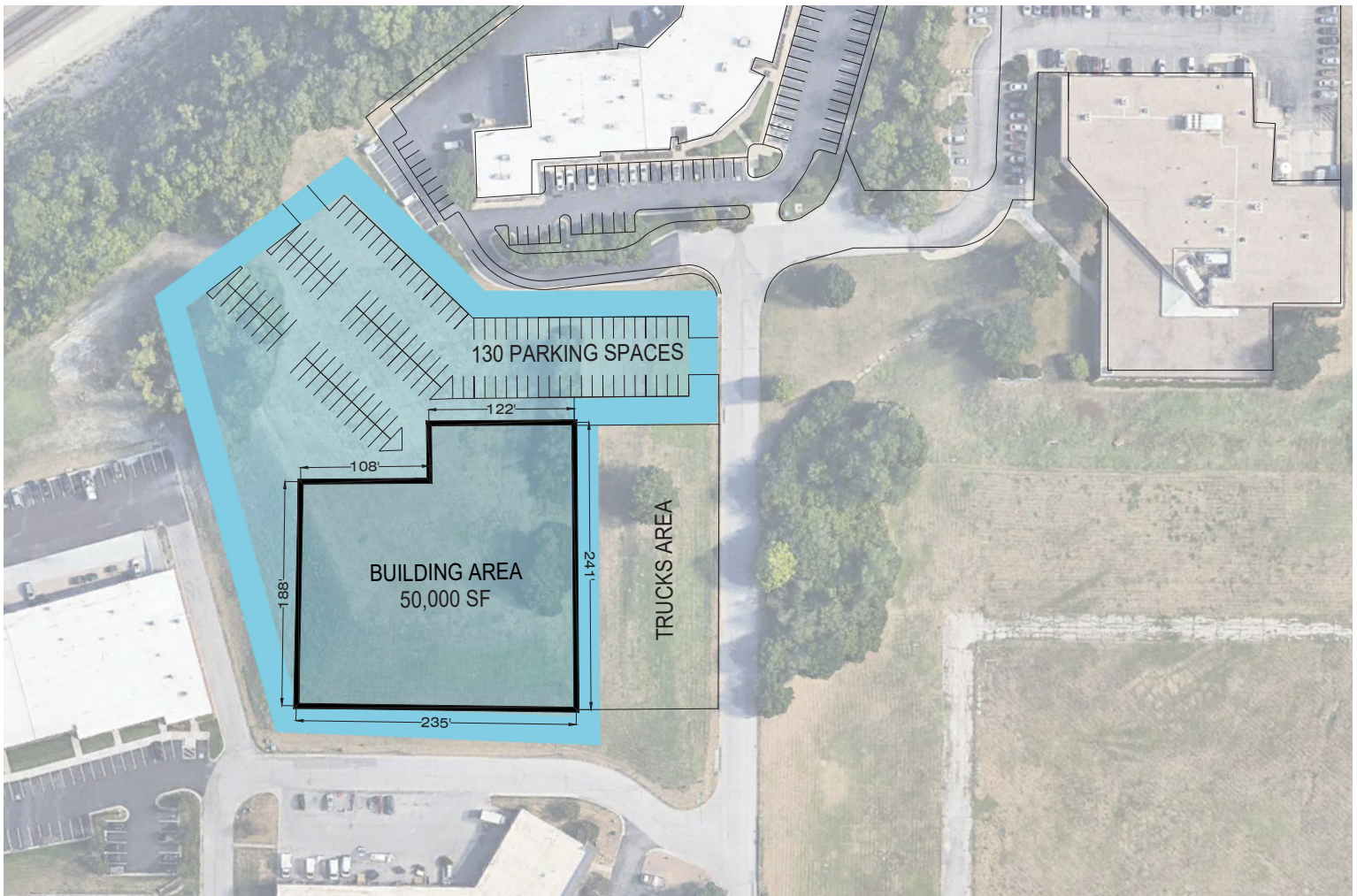
SITE 24 HIGHLIGHTS

- 3.81 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
- 130 Parking Spaces
- Trucks Area



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