

# 1718 TROOST AVENUE KANSAS CITY, MISSOURI 64108

INDUSTRIAL FOR LEASE | 11,447± SF

AVAILABLE IMMEDIATELY

## PROPERTY FEATURES

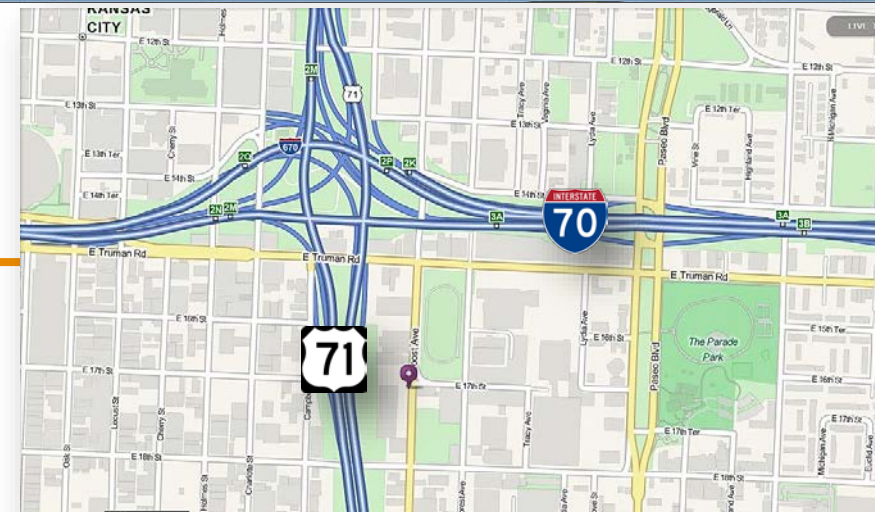
- Loading
  - One (10' W x 14' H) drive-in door
  - One (10' W x 14' H) hydraulic dock
- Dry sprinkler system
- Excellent access to I-70, Hwy 71/I-49, and I-35
- 18'4" – 19'10" clear height
- 600 amp, 208 volt, 3 phase
- T-5 lighting with motion sensors

## ADDITIONAL INFO

PREMISES	11,447± SF
LEASE RATE	\$3.60 PSF Gross
OFFICE SPACE	675± SF

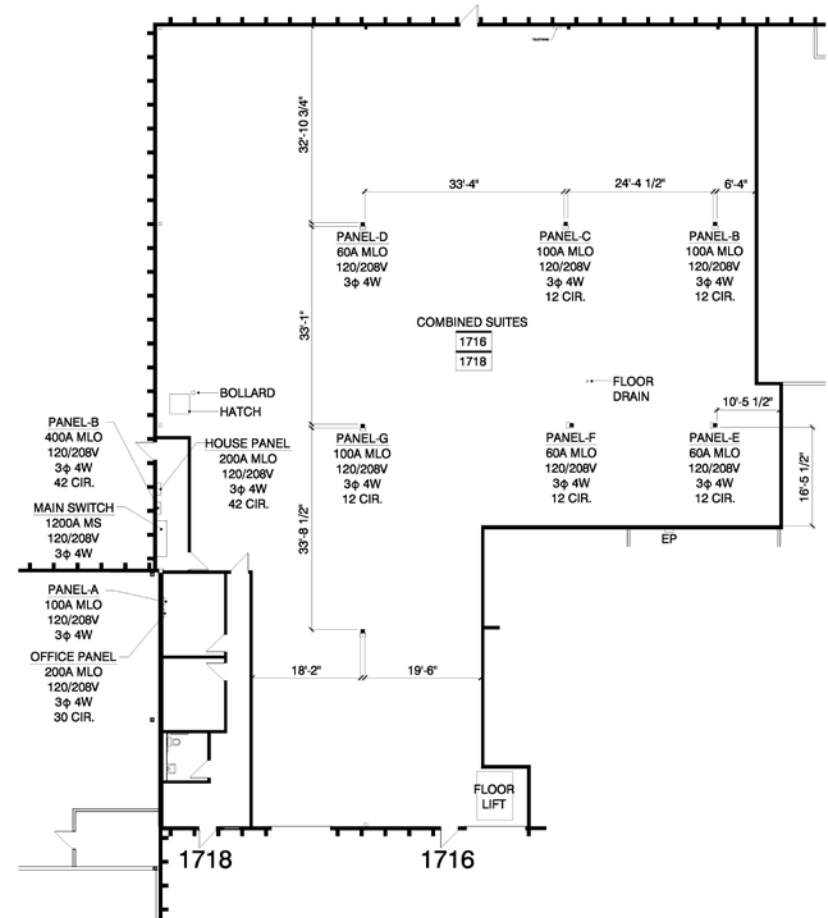
For more information, please contact:

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