

FOR LEASE > OFFICE WAREHOUSE

# 3008 S 44<sup>th</sup> Street

CROSSROADS INDUSTRIAL PARK, KANSAS CITY, KANSAS



## Property Features

- > Building area: 4,058± SF
- > Office area: 780± SF
- > Clear height: 15'-16'
- > Loading:
  - > One (1) dock-high door
  - > One (1) drive-in door
- > Column spacing: 22'6" x 35'
- > Electrical: 200 amp, 120 / 240 volt, 3-phase
- > Centrally located
- > Excellent access to I-635 / I-35
- > Lease rate: \$6.75, industrial gross
- > CAM: \$0.94 PSF (est)

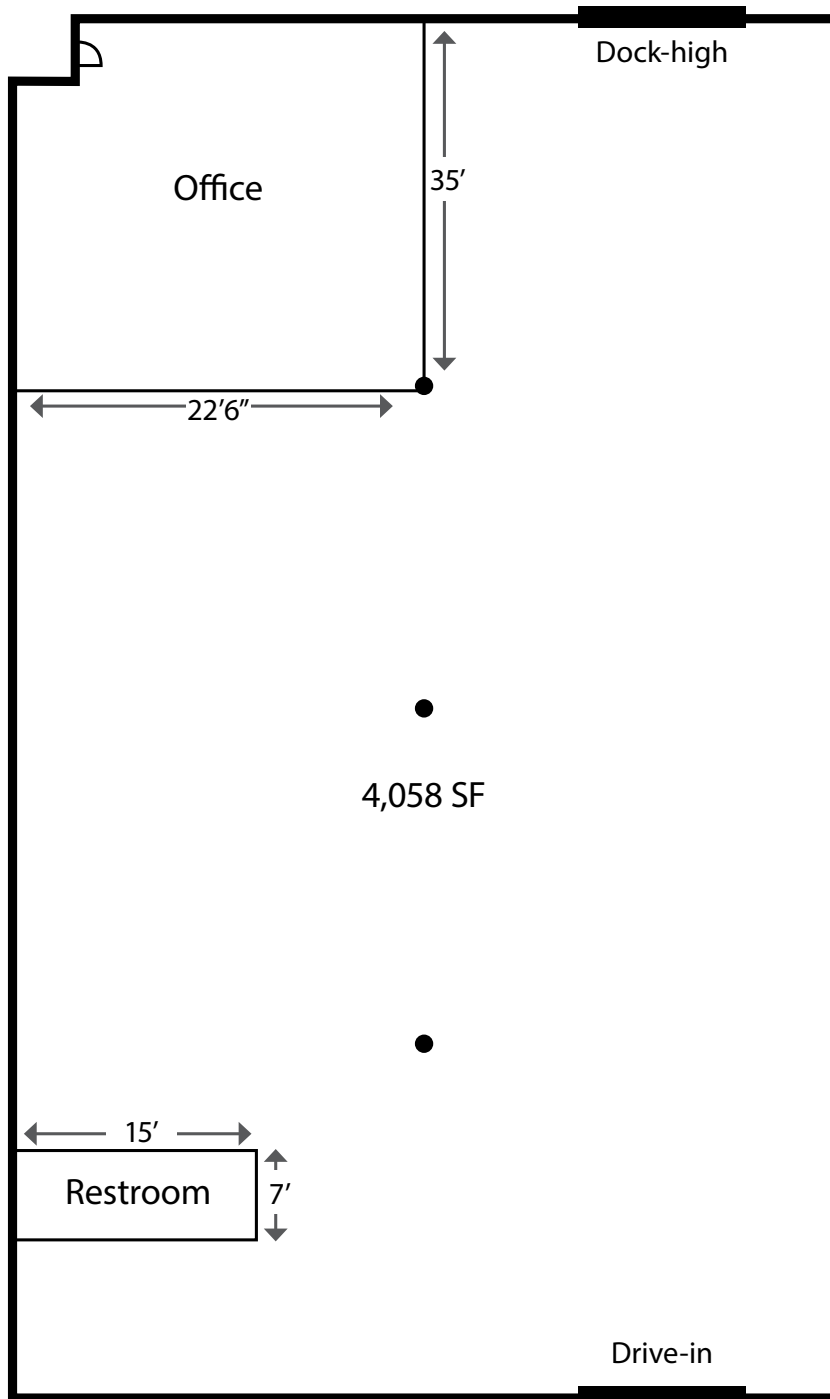
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3008 S 44<sup>TH</sup> STREET, KANSAS CITY, KS

## FLOOR PLAN



## Contact Us

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