



LS COMMERCIAL REAL ESTATE, INC.

BROKERAGE ♦ DEVELOPMENT ♦ MANAGEMENT

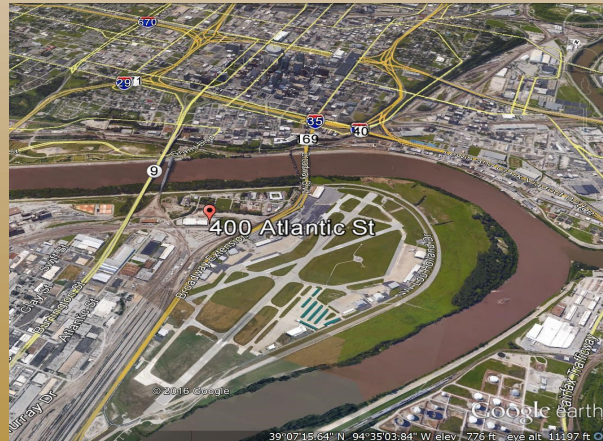
112,771sf. WAREHOUSE FOR LEASE Downtown Distribution Center

400 N. Atlantic
Kansas City, Mo.



112,771sf Warehouse Space

- 18 Dock Doors
- 112,771sf
- 20' Clear Height
- Close to Major Highways
- 1 Acre Outside Storage with full lease
- 4.27 Ac. Outside Storage/Trailer Parking Available, rates quoted
- Fenced Lot
- Large Office Area
- Office Parking
- Masonry Construction
- Possible Multi Tenant
- Lease Rate \$4.25/sf Modified Gross



LS COMMERCIAL REAL ESTATE

BROKERAGE | DEVELOPMENT | MANAGEMENT

CONTACTS Brett Axtell/John Smith
baxtell@lscr.com smith@lscr.com

913-681-5888

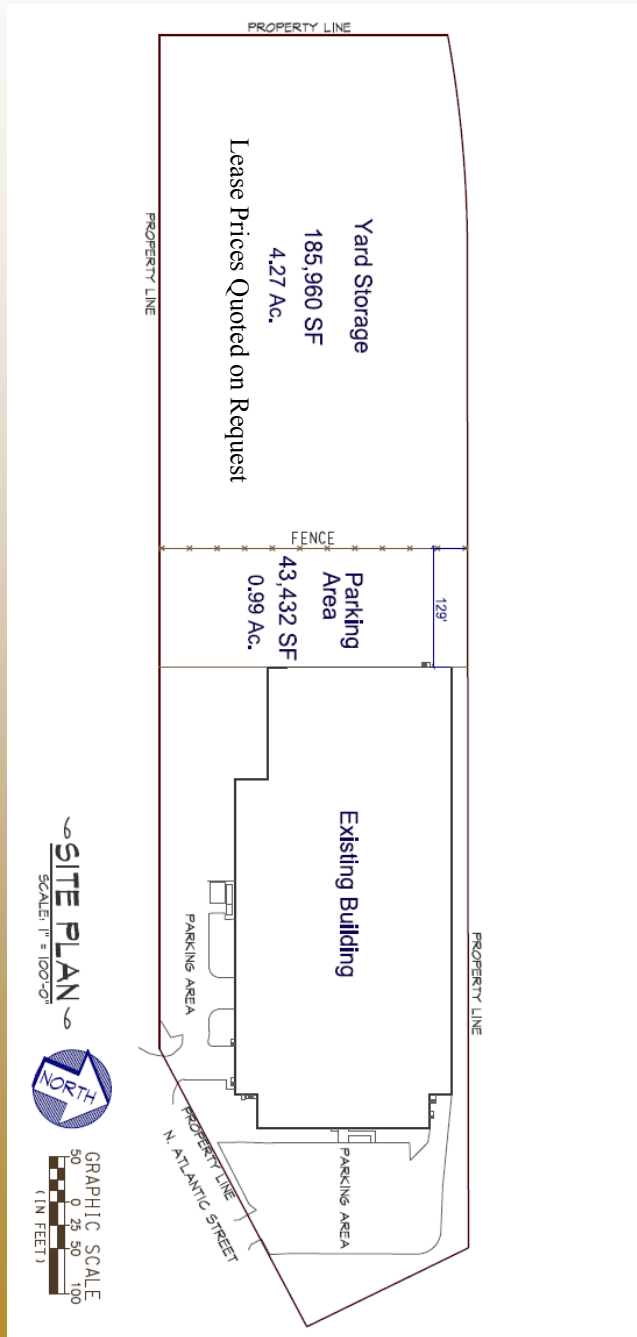
8301 W.125TH STREET | SUITE 210 | OVERLAND PARK, KANSAS 66213

TCN
WORLDWIDE
REAL ESTATE SERVICES



LS COMMERCIAL REAL ESTATE, INC.

BROKERAGE ♦ DEVELOPMENT ♦ MANAGEMENT



LS COMMERCIAL REAL ESTATE

BROKERAGE | DEVELOPMENT | MANAGEMENT

CONTACTS Brett Axtell/John Smith
baxtell@lscr.com smith@lscr.com

913-681-5888

8301 W.125TH STREET | SUITE 210 | OVERLAND PARK, KANSAS 66213

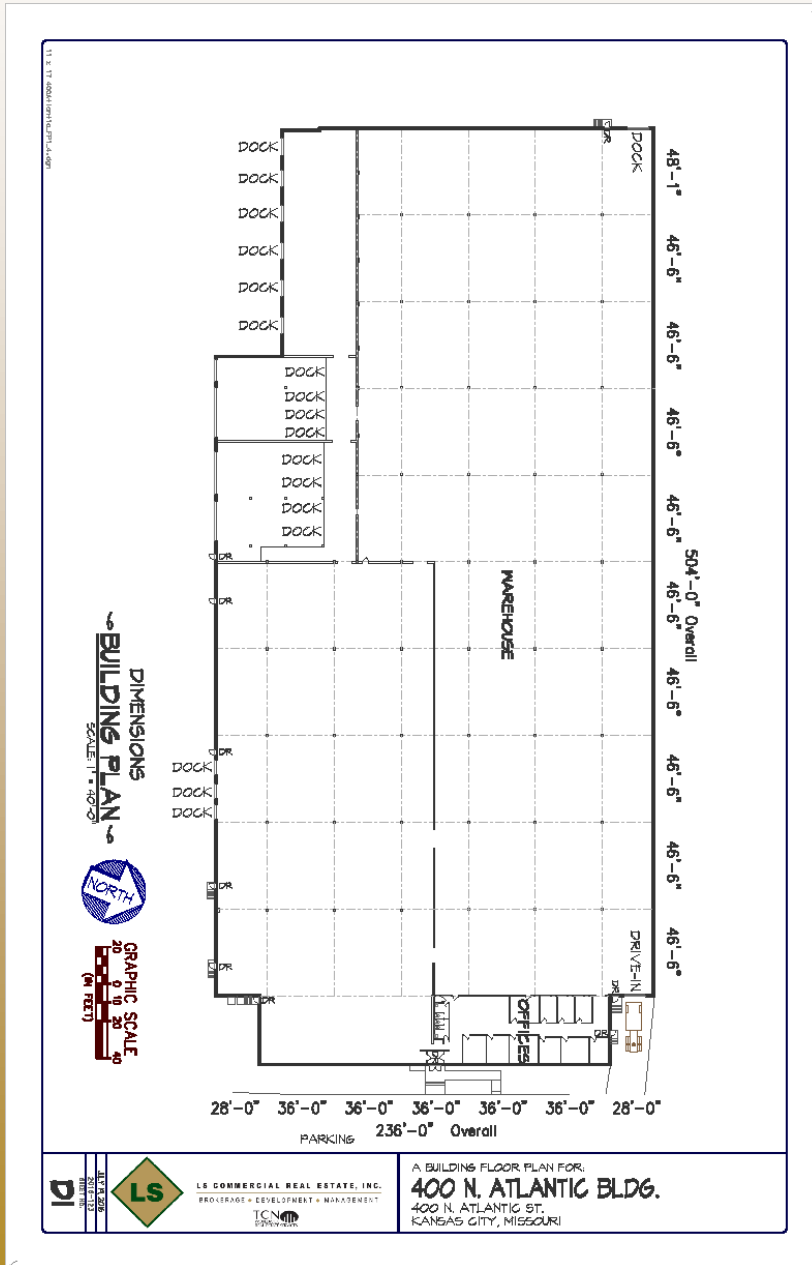


LS COMMERCIAL REAL ESTATE, INC.

BROKERAGE ♦ DEVELOPMENT ♦ MANAGEMENT

Downtown Distribution Center

NOW FOR LEASE 112,771sf



LS COMMERCIAL REAL ESTATE

BROKERAGE | DEVELOPMENT | MANAGEMENT

CONTACTS **Brett Axtell/John Smith**
baxtell@lscr.com smith@lscr.com

913-681-5888

8301 W.125TH STREET | SUITE 210 | OVERLAND PARK, KANSAS 66213