

AVAILABLE > INDUSTRIAL BUILDING

# 6050 MANCHESTER TRAFFICWAY TERRACE

KANSAS CITY, MISSOURI



## PROPERTY HIGHLIGHTS

- > Total Building Area: 96,065± SF
- > Utilities:
  - > Electrical: 2MW transformer - 480V/3-phase
  - > Water: 8" municipal waterline
- > Loading:
  - > 12 dock-high doors
  - > 1 drive-in door
- > Clear Height: 19'-19'6"
- > Lighting: LED on motion sensors
- > Sprinklered: Wet
- > Floor Drains: Throughout building
- > Striped Parking: 52 spaces
- > Roof: All sections replaced in last 5 years
- > Land Area: 5.42 acres
- > Zoned: M1-5
- > Lease Rate: \$2.85 PSF, NNN

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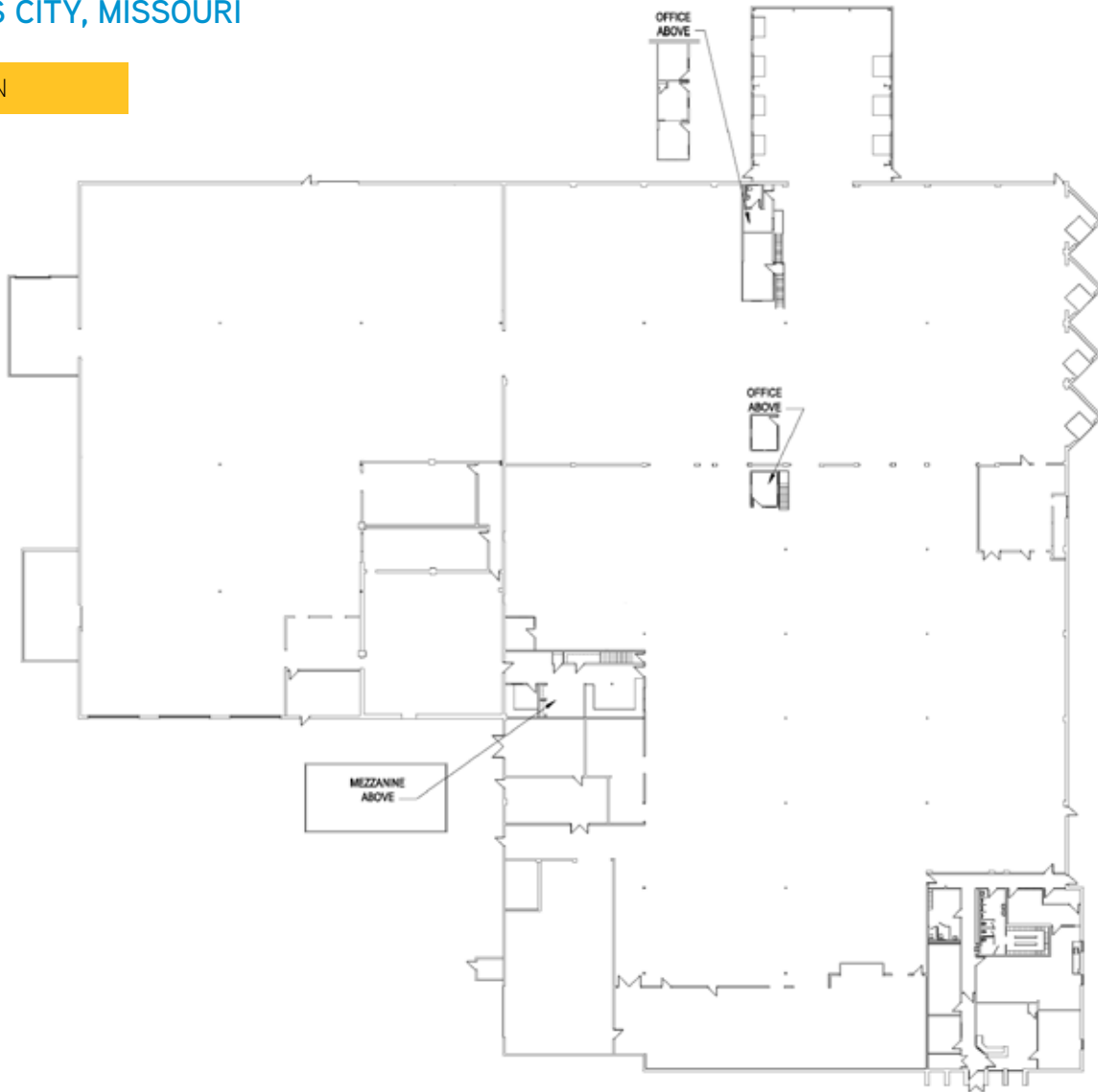


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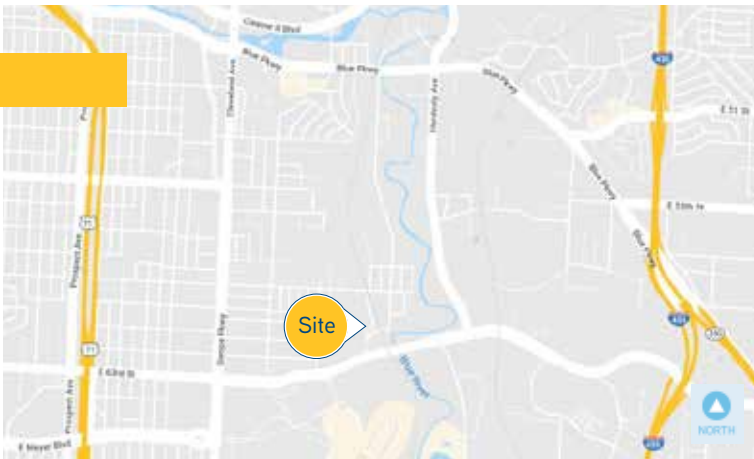
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## FLOOR PLAN



## LOCATION



## CONTACT

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