



**For Lease**

# 8611 E. 67th Terrace Kansas City, Missouri

## Contractor/Vehicle Service Building

### Property Features

- Building size: 7,500± SF
- Office area: 1,500± SF
- Loading:
  - 13 drive-in doors:
    - 6 (12'x13'6")
    - 4 (9'x8')
    - 3 (10'x10')
  - 1 dock-high door (8'x10') with leveler
- Warehouse heating: infrared
- Clear height: 14'-16'
- Zoning: B4
- Total land area: 1.48± acres
  - Outside storage (fenced and paved/rocked)
- Year built: 1996
- Well-insulated
- Well-maintained
- Excellent access to I-435
- Lease rate: \$10.50 PSF, Net

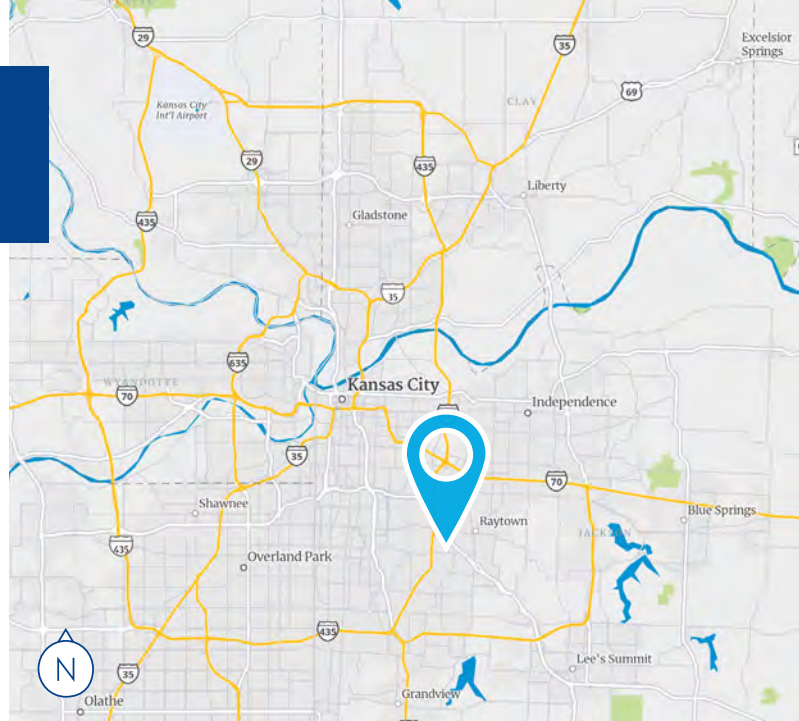
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# Available for lease

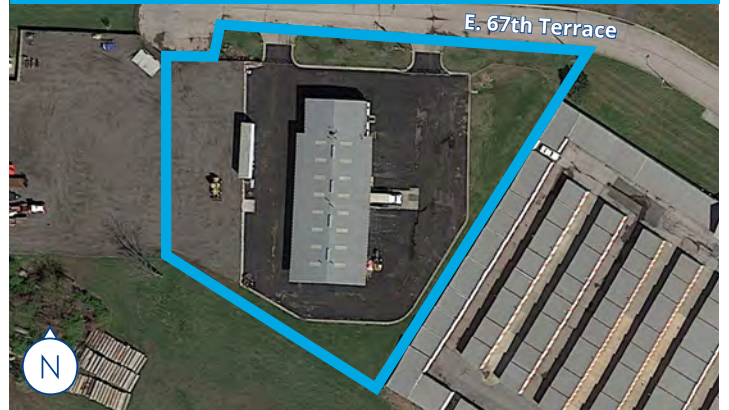
Warehouse



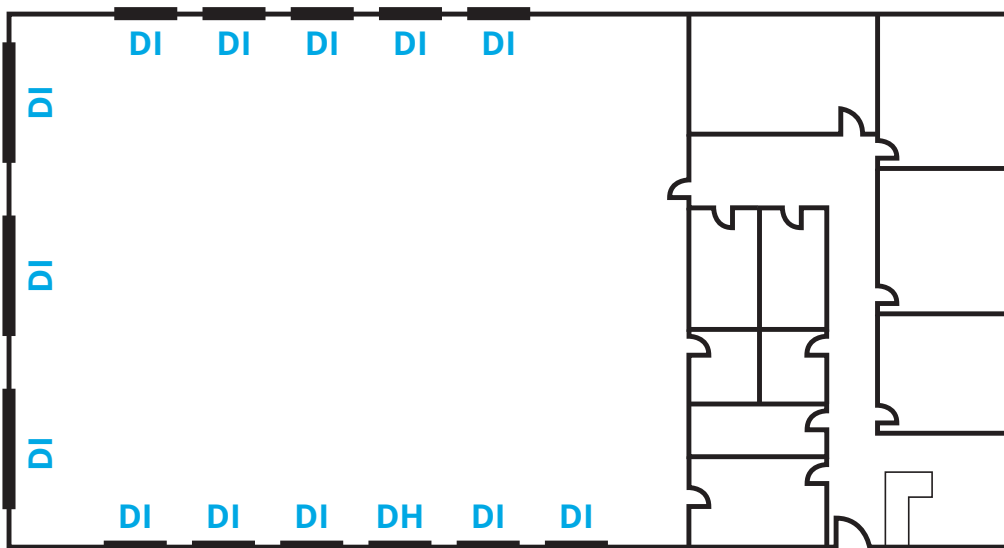
Office Area



Site Aerial



## Floor Plan



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