

6840 North Oak Trfy

Presented By:
Aristocrat-Realty

6840 North Oak Trfy, Gladstone, MO 64118



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Property Details

Prime Commercial Flex Space:

We are presenting 6840 N Oak Trfy – a strategic commercial asset primed for dynamic businesses seeking multifunctional space in Gladstone.

Key Attributes:

- **Multifunctional Utility:** This single-level footprint effortlessly serves as an office hub, expansive showroom, or operational warehouse, catering to diverse commercial needs.
- **Operational Excellence:** The integrated loading dock and four drive-in bays streamline supply chain logistics, ensuring optimal workflow efficiency.
- **Strategic Exposure:** Occupying a prime position on the busy N Oak Trfy, this property offers consistent brand visibility to the local and visiting clientele.
- **Flexible Lease Structure:** Negotiable terms allow commercial agents and prospective tenants to sculpt a leasing arrangement that aligns with their business trajectory. 6840 N Oak Trfy isn't just a space; it's a strategic move. This location offers immediate value and future potential for tenants with an eye for growth and optimal functionality. Secure this prime commercial real estate and position your business for the next phase of success.

Price: \$12.00 /SF/YR

- Solar Panels
- Excellent visibility off North Oak Trafficway
- 4 Drive in doors
- 1 Dock door

View the full listing here: <https://www.loopnet.com/Listing/6840-N-Oak-Trfy-Gladstone-MO/29546356/>

Rental Rate:	\$12.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	16,800 SF
Year Built:	1982
Walk Score ®:	67 (Somewhat Walkable)
Rental Rate Mo:	\$1.00 /SF/MO

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12200 N Ambassador Dr, Ste 103

KCMO 64163

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Listing space


1st Floor

Space Available:	16,800 SF
Rental Rate:	\$12.00 /SF/YR
Date Available:	30 Days
Service Type:	Triple Net (NNN)
Space Type:	Retail/warehouse
Space Use:	Flex
Lease Term:	Negotiable


This property has 1 dock and 4 drive in bays, along with a showroom.

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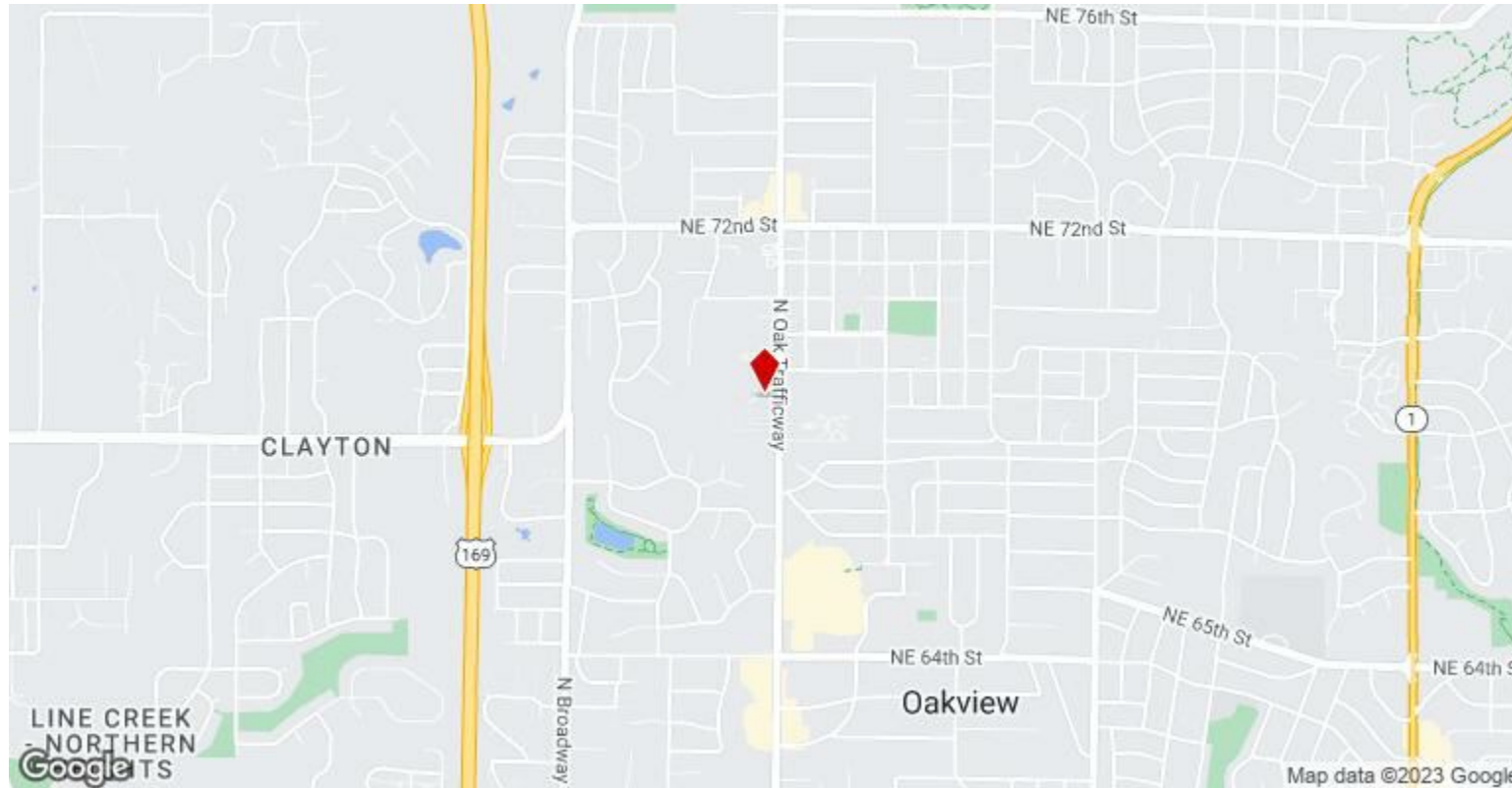
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Property Photos



Building Photo



Building Photo

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Interior Photo



Building Photo

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