

# FOR LEASE



## Industrial Space Central Location

3119B Terrace Street  
Kansas City, MO



- 15,580 square feet available; 3,589 square feet of office and 11,991 square feet of warehouse
- One dock-high loading door (16' x 12') and one drive-in loading door (10' x 10')
- Fenced and gated parking lot
- Temperature controlled warehouse
- 14' clear height
- Professionally managed business park setting
- Excellent location positioned central to the city's primary thoroughfares
- On-site parking
- *Floor/site plan on reverse*

The Downtown Business Park is conveniently located on 31<sup>st</sup> Street between Southwest Trafficway and Southwest Boulevard.

*Convenient access  
to Interstate 35,  
Southwest Boulevard  
and Southwest Trafficway.*

### Contact:

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