

FOR SALE OR LEASE

DRIVE-IN LOADING | CLEAR SPAN LAYOUT | NEAR DOWNTOWN KC

**2704 E TRUMAN ROAD
KANSAS CITY, MO**

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS

AREA
REAL ESTATE ADVISORS

SIZE: 8,260 SF (70' x 118')

CLEAR HEIGHT: 14'

LOT: 0.19 ACRES

CONSTRUCTION: MASONRY

ZONING: B4-5

POWER: TBD

LOADING: ONE DRIVE-IN DOOR (12'W X 14'H)

CLIMATE: CENTRAL HEATING

LEASE RATE: \$6.00 PSF NNN

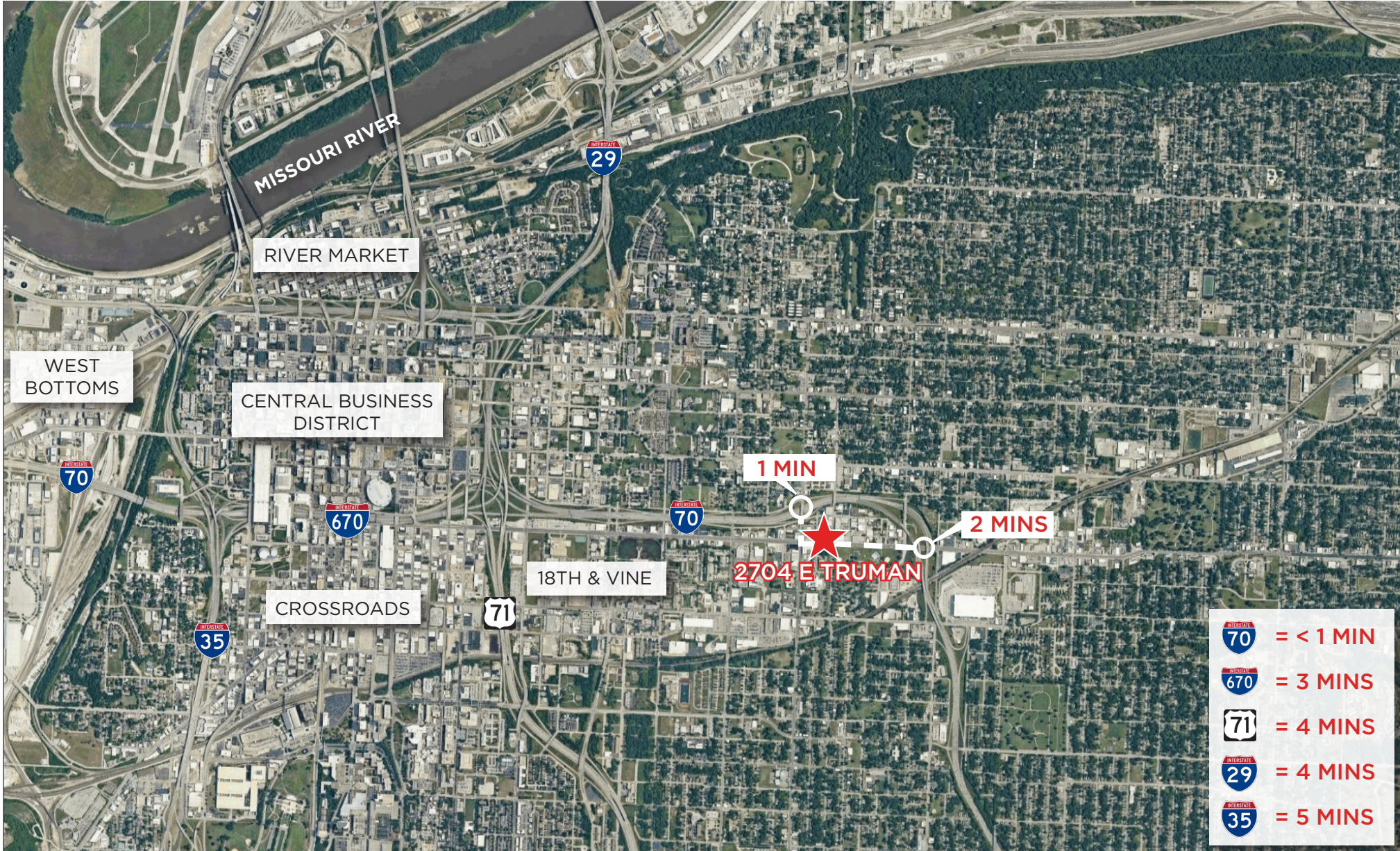
SALE PRICE: CONTACT BROKER



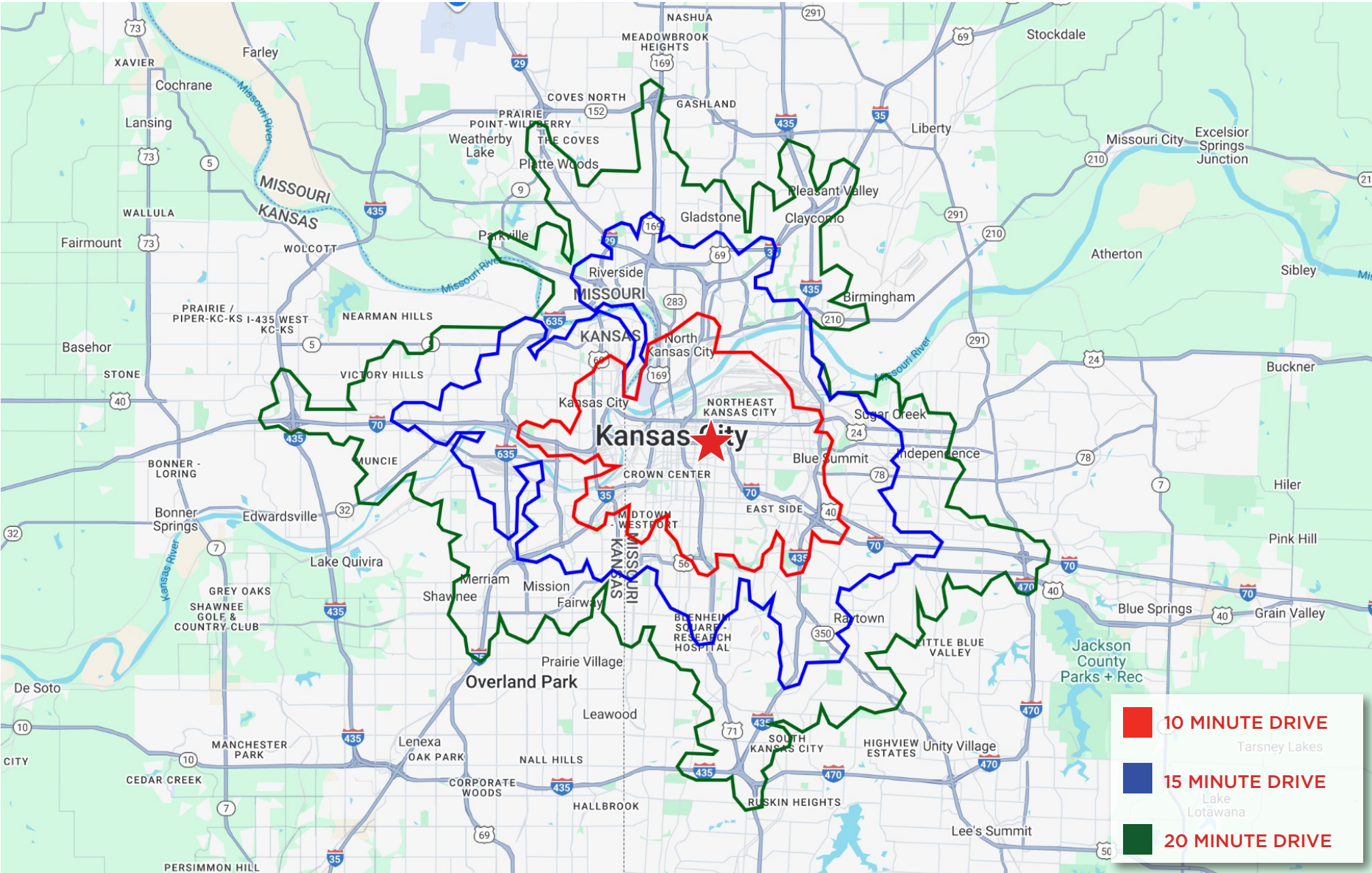
HIGHWAY ACCESS



Located within minutes of Kansas City's major highways, the building offers quick, efficient access across the metro, making it ideal for contractors, automotive users, distributors, and service-based businesses.



METRO DRIVE TIMES



The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

CONTACT

KEATON DUCKWORTH

KDUCKWORTH@OPENAREA.COM
816.777.2836

DREW HARDING

DHARDING@OPENAREA.COM
816.777.2859

JAY HAWKINS

JHAWKINS@OPENAREA.COM
816.895.4808

AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

AREA
REAL ESTATE ADVISORS