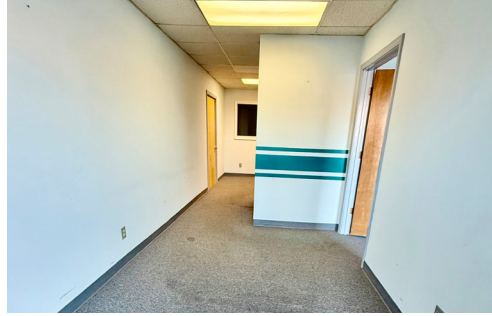


FOR LEASE

ARMOUR



1238 Howell | North Kansas City, MO

Functional, efficient, and well-located warehouse/office space in the heart of North Kansas City—ideal for small industrial users, service contractors, logistics, or production operations.

- **Total Space:** 1,920 ± SF
- **Office Area:** 960 ± SF
- **Warehouse Area:** 960 ± SF open, efficient layout)
- **Ceiling Height:** 14' clear
- **Drive-In Door:** 10' x 12'
- **Power:** 120/208V 3-Phase electrical panel
- **Base Rent:** \$8.00 / SF NNN
- **Estimated NNNs:**
 - Taxes: \$1.71 / SF
 - Insurance: \$0.37 / SF
 - CAM: \$1.20 / SF

KELLY PETERS
Sales Agent

816-799-2612 (cell)
kelly@armour-realty.com

TOM DEMESKO
Senior Vice President

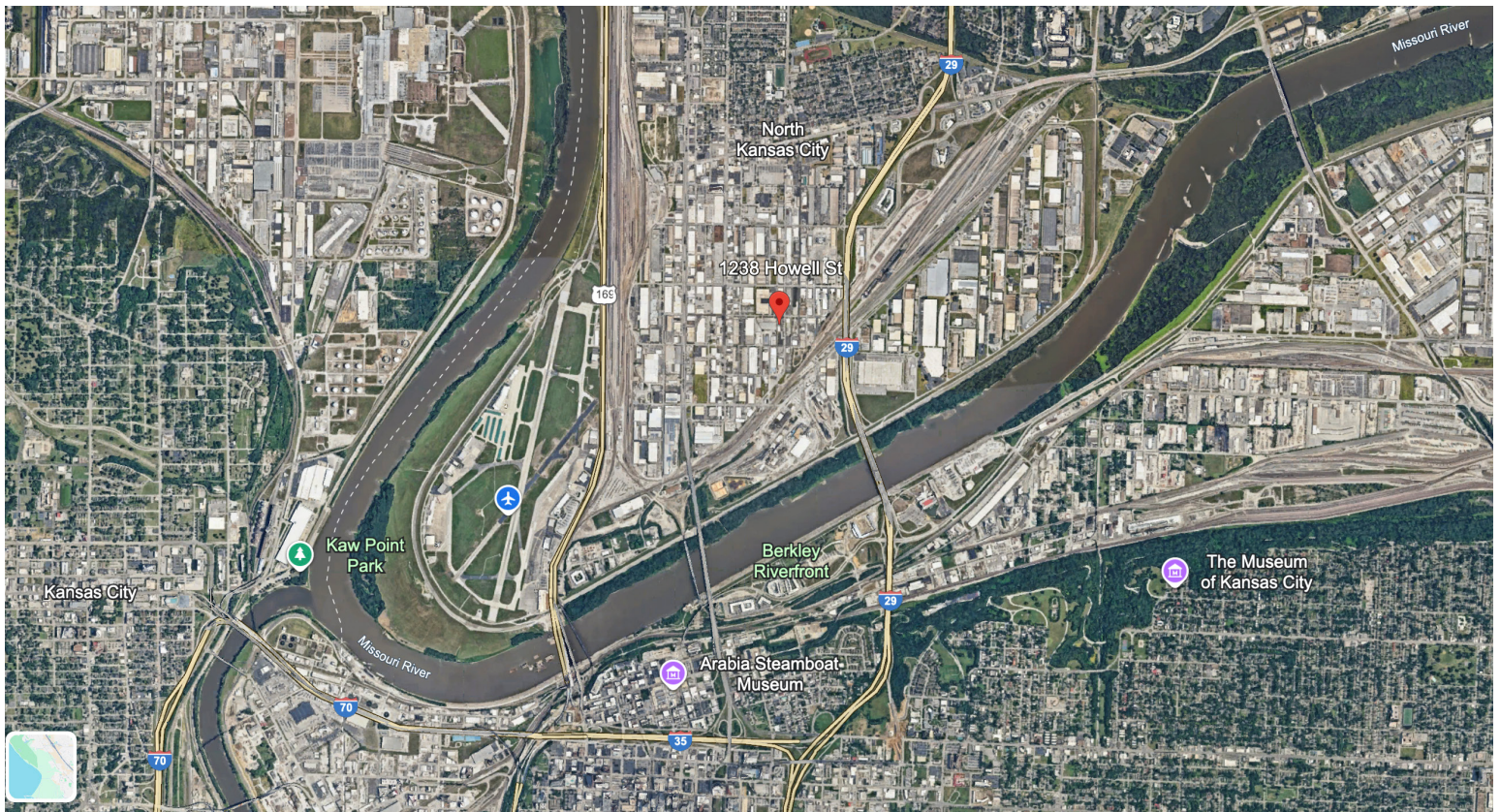
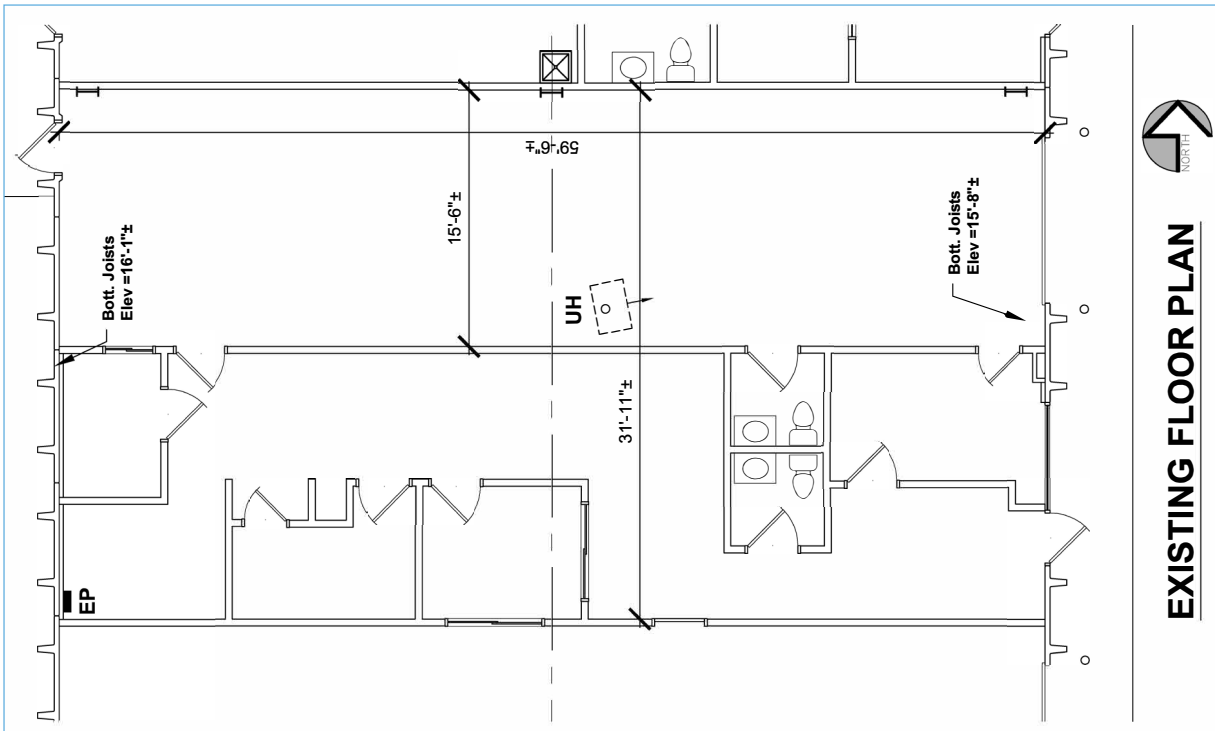
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FOR LEASE

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1238 Howell | North Kansas City, MO | 1,920 ± SF



KELLY PETERS, Sales Agent

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