

# 7042 UNIVERSAL AVENUE

 KANSAS CITY, MISSOURI 64120

est. 1879

# KH

**KESSINGER HUNTER**  
commercial real estate



4,293± SF Available for Lease

## PROPERTY FEATURES

- ✓ 13' Clear Height
- ✓ Dock-High Loading
- ✓ Excellent Highway Access
- ✓ Available Immediately
- ✓ Locally Owned and Managed

## QUICK FACTS

|            |                |
|------------|----------------|
| TOTAL SF   | 4,293± SF      |
| LEASE RATE | \$7.50 PSF NNN |
| CAM        | \$1.45 PSF     |
| TAXES      | \$0.91 PSF     |
| INSURANCE  | \$0.32 PSF     |



## STRATEGIC LOCATION

Easy access to I-435 and major highways



## GREAT VALUE

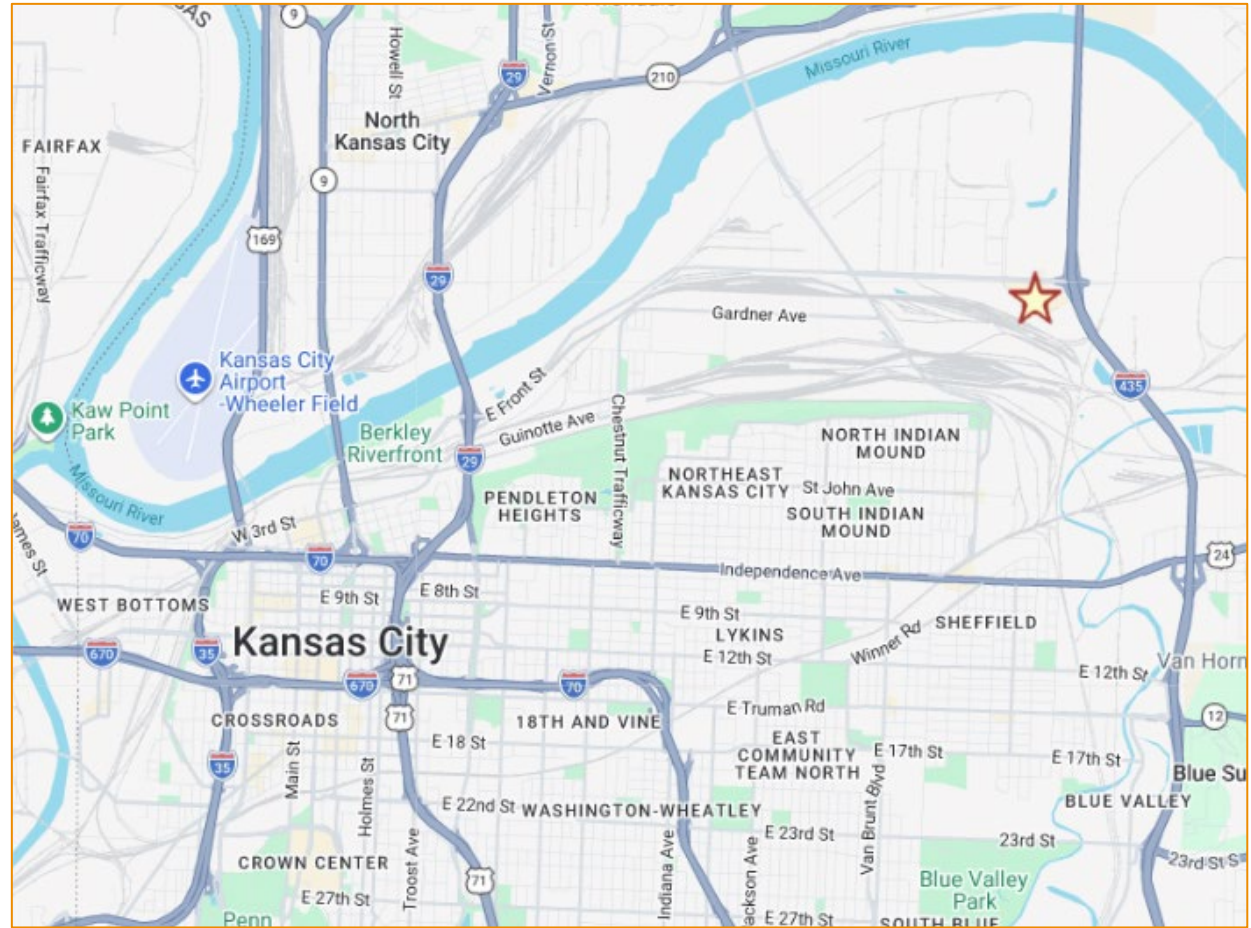
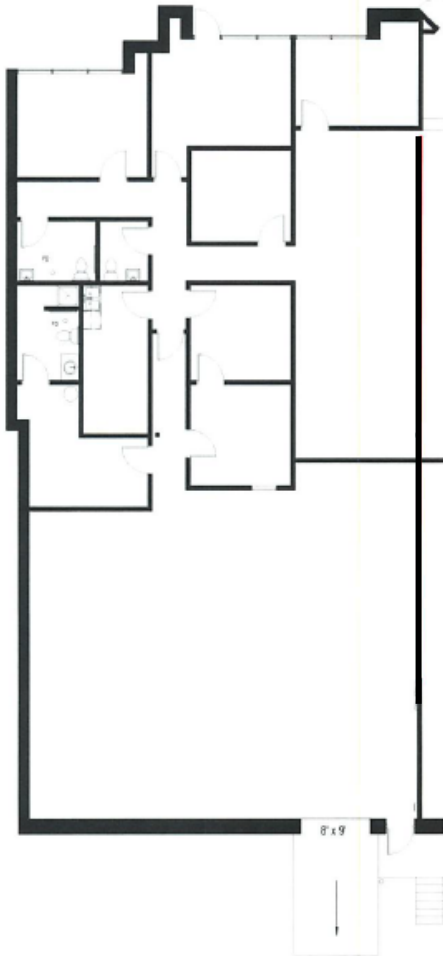
Functional space at a competitive rate

For more information, please contact:

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