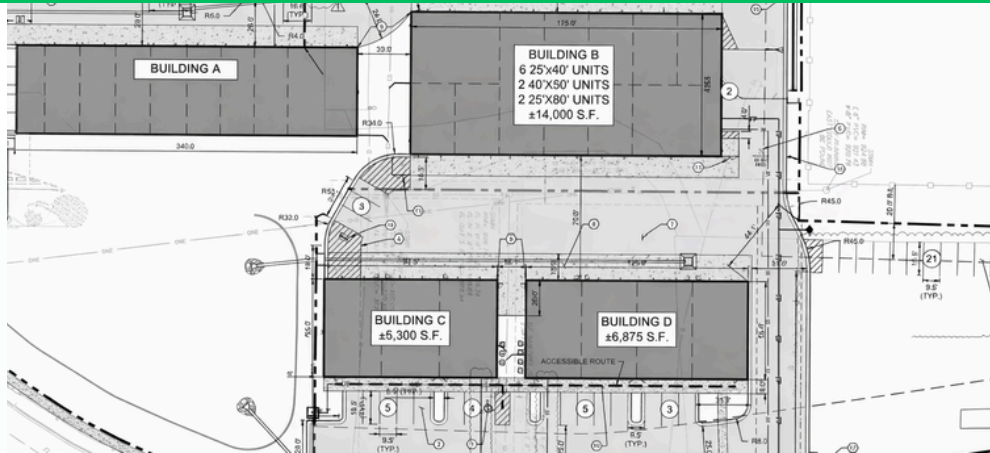


FLEX SPACES

BLUE SPRINGS PHASE II

3405 NW JEFFERSON ST, BLUE SPRINGS, MO 64015



- ✓ New construction industrial flex development
- ✓ Units from 1,000 - 2,000 sq ft
- ✓ Units starting in the Low \$1,000s per month
- ✓ Modern design with professional curb appeal
- ✓ Easy truck circulation for large deliveries
- ✓ Heating and cooling available in select units
- ✓ Ensuite restroom options
- ✓ Easy access and great visibility

Versatile industrial flex units combining warehouse, office, and showroom functionality in one efficient space. Designed for entrepreneurs, service providers, and small businesses that need room to operate, create, and grow.

FOR LEASE

Call
816-427-1699
for pricing today!

BUILDING A

- (12) 1,000 sq ft units
 - 20'x50'
- 12'x14' overhead doors
- No HVAC, no bathroom

BUILDING B

- (6) 1,000 sq ft units
 - 25'x40'
- (2) 2,000 sq ft units
 - 40'x50'
- (2) 2,000 sq ft units
 - 25'x80' pull through
- HVAC, & ensuite restroom

BUILDINGS C&D

- (7) ~1,700 sq ft units
- Storefront glass
- Retail/office centered
- HVAC, & ensuite restroom

