

# Office/Warehouse Building For Sale or Lease

2704 W 43rd Avenue  
Kansas City, KS 66103

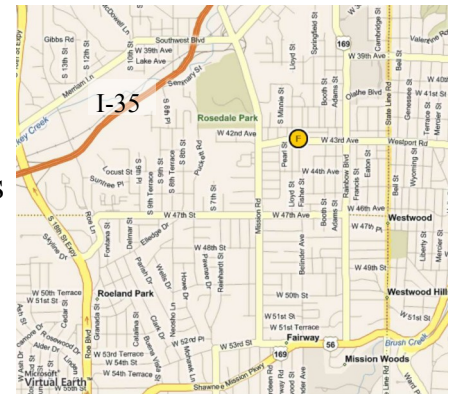


Unique ownership opportunity for small flex property

- 5,000 sq. ft. available for sale or lease
- Includes 1,700 sq. ft. warehouse
- Two drive in overhead doors
- Secure, fenced lot
- Mezzanine above offices for extra space
- Excellent visibility on 43rd Avenue
- Property is divisible to two-2,500 sq. ft. spaces

Sale price: \$250,000 (\$50 / sq. ft.)

Lease price: \$8 / sq. ft. Gross Industrial



Located South of I-35 and just East of Mission Road on 43rd Ave



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