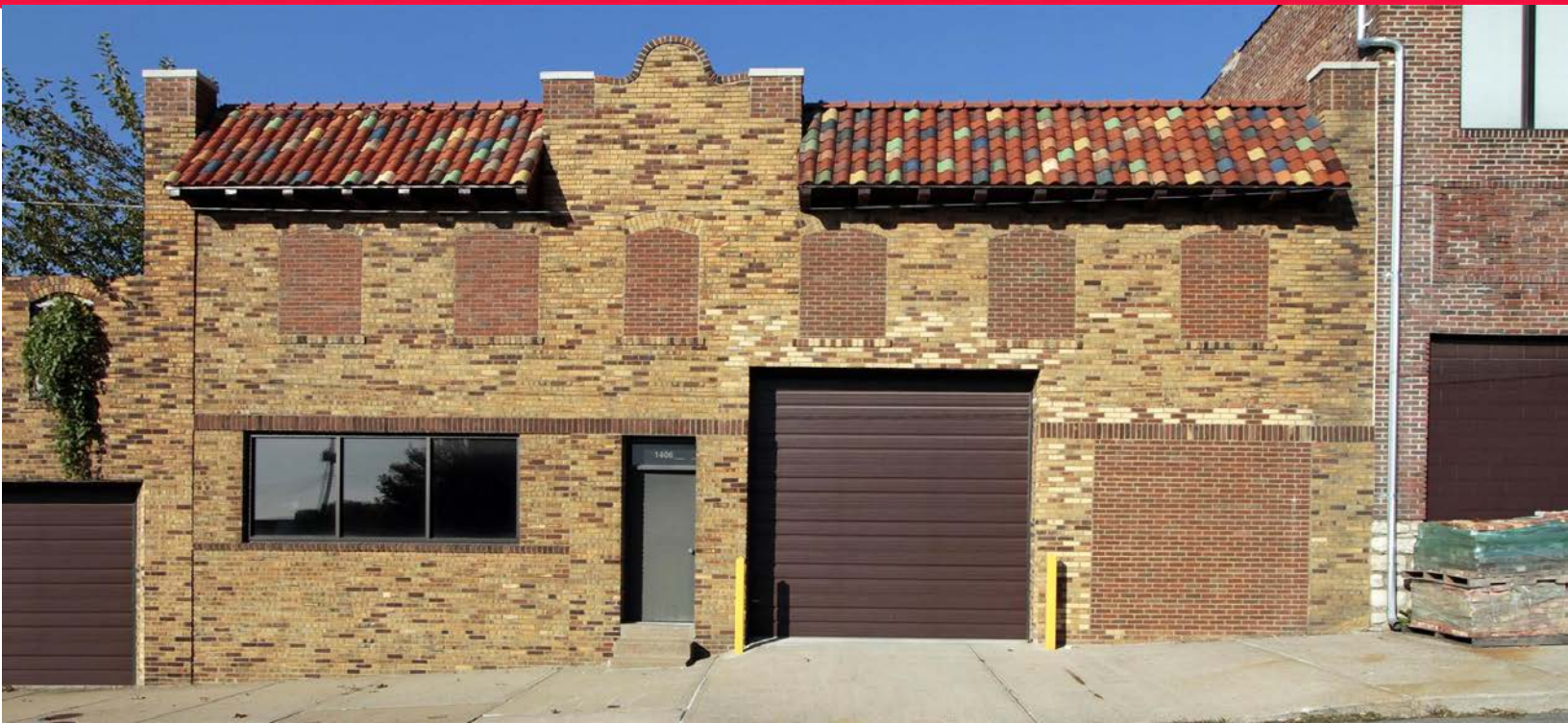


1406 Agnes Avenue

Kansas City, Missouri



Industrial Building for Lease

As exclusive agents, we are pleased to offer the following property for lease:

- ◆ 6,100 sf available
- ◆ 750 sf office area
- ◆ Renovated with new office and modern lighting
- ◆ 1 recessed dock (12'x9')
- ◆ 200 amp, 220 volt, 3 phase power
- ◆ Heavy industrial zoning
- ◆ Centralized location with great access to I-70
- ◆ Lease rate \$5.00/sf gross industrial

Victor G. Cascio 816.268.4234 vcascio@ngzimmer.com

John Hassler 816.268.4208 jhassler@ngzimmer.com

**Newmark Grubb
Zimmer**

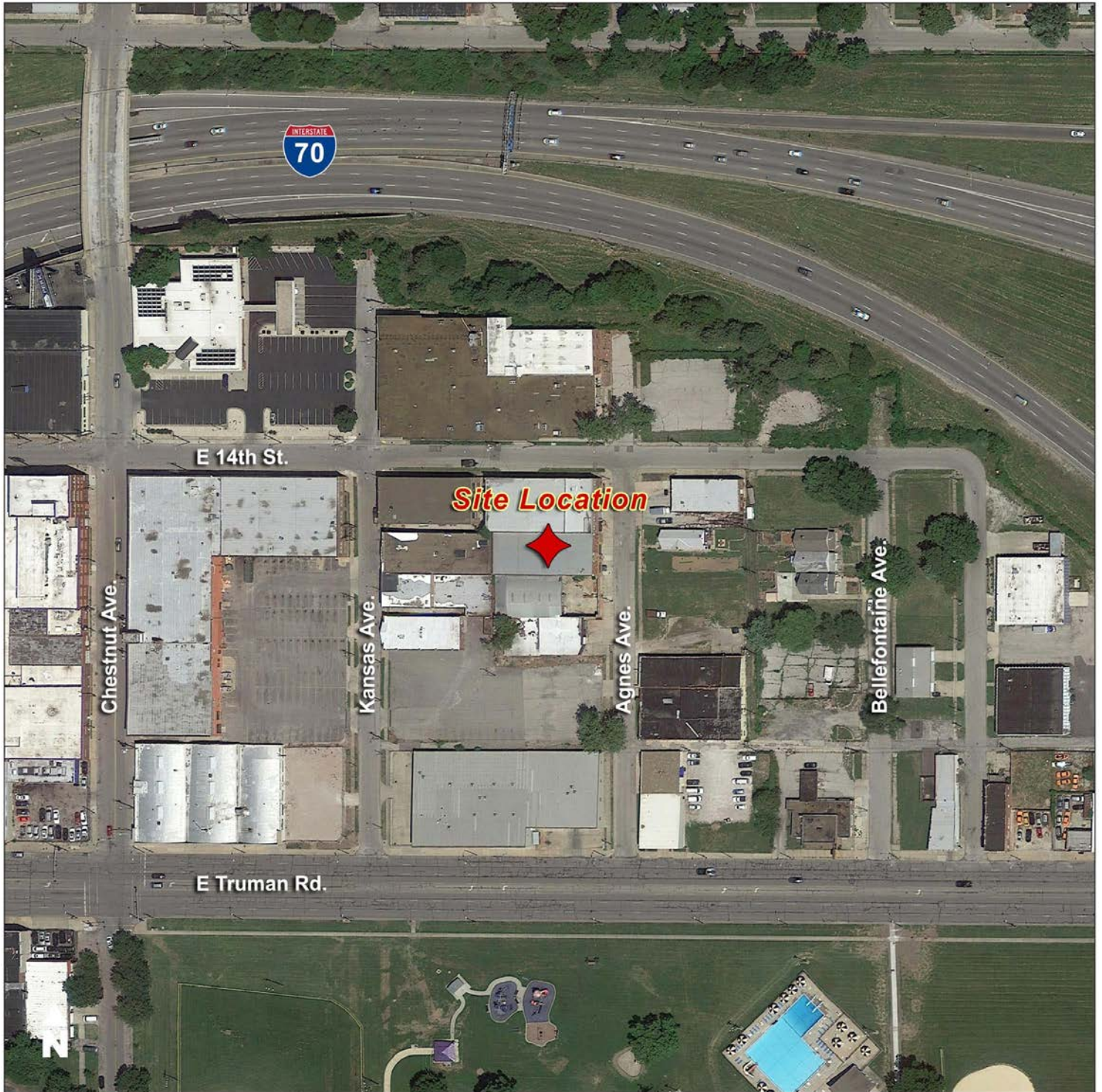
1220 Washington Street, Kansas City, Missouri 64105

Independently owned and operated

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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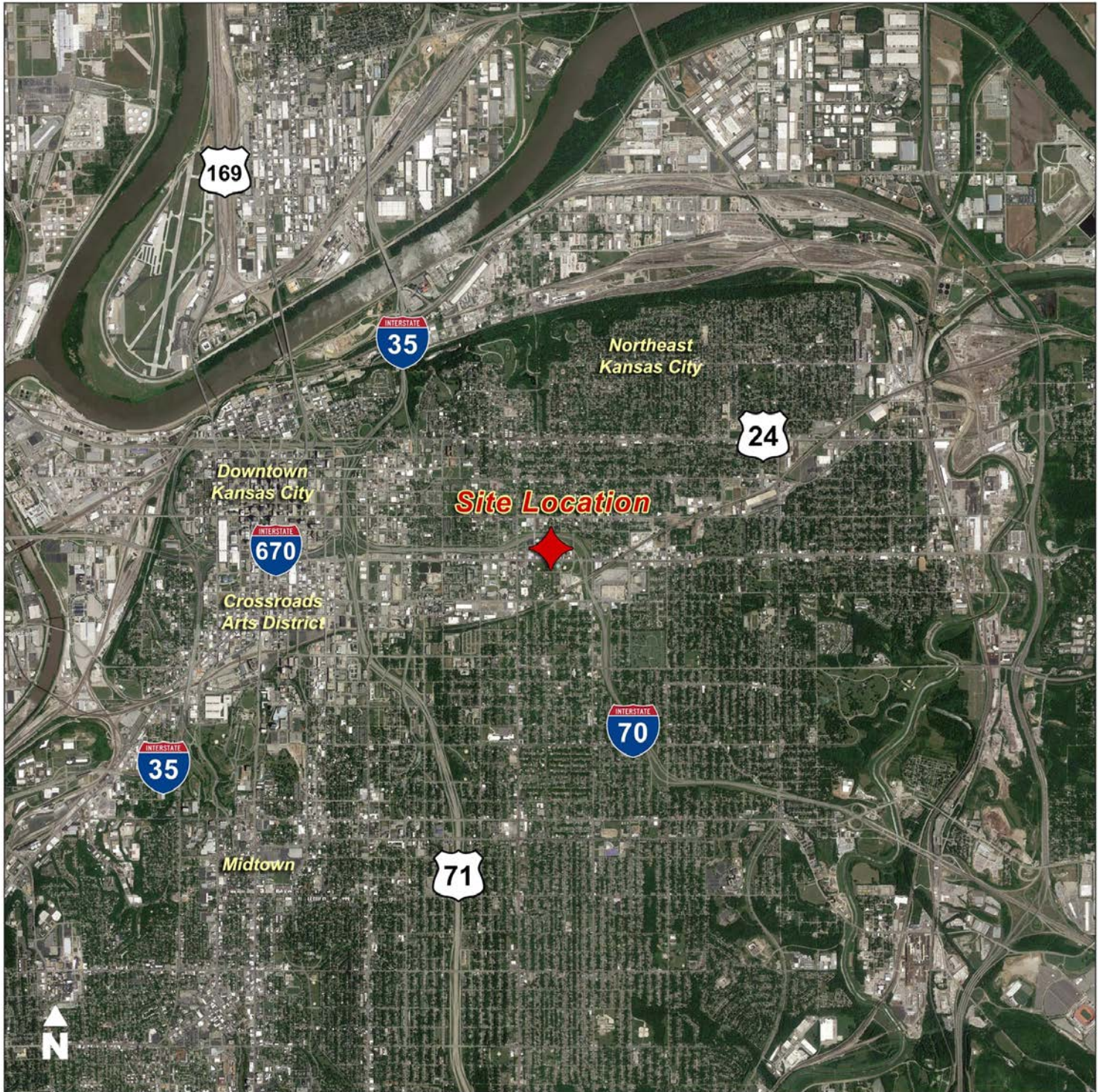
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