

# 3101 N 7TH STREET & 655 SUNSHINE ROAD

## KANSAS CITY, KANSAS 66115

est. 1879

# KH

**KESSINGER HUNTER**  
commercial real estate

## INDUSTRIAL FOR LEASE | 98,332 SF



### FEATURES

- Divisible to 45,356 SF and 52,976 SF
- Heavy Power
- 14' Clear
- LED Lighting on Motion in Warehouse
- Wet Sprinkler
- 126 Parking Spaces
- Immediately Available

3101 N. 7th Street Loading (52,976± SF):

- (6) Dock-High Doors
- (3) Interior Loading Dock Positions

655 Sunshine Loading (45,356± SF):

- (7) Dock Positions
- (1) 10x16 Drive-In Door
- (4) Trailer Parking Spots

TOTAL SF	98,332 SF
OFFICE SF	8,000 SF Total
LEASE RATE	\$3.50 PSF Industrial Gross
CAM	Self Performed

### FOR MORE INFORMATION, PLEASE CONTACT:

**Kurt Jensen**  
Industrial Brokerage  
816.936.8508  
[kjensen@kessingerhunter.com](mailto:kjensen@kessingerhunter.com)

**Matthew Severns, SIOR, CCIM**  
Industrial Brokerage  
816.936.8543  
[mseverns@kessingerhunter.com](mailto:mseverns@kessingerhunter.com)

**KESSINGER HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
(816) 842-2690  
[kessingerhunter.com](http://kessingerhunter.com)

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