

# 709 FOREST AVENUE

## KANSAS CITY, MISSOURI 64106

INDUSTRIAL FOR LEASE | 14,920± SF OFFICE/WAREHOUSE



**KESSINGER HUNTER**  
commercial real estate

### PROPERTY FEATURES

- Proximity to CBD
- 1 Dock-High Loading Door (ability to add 2 more)
- Former Critical Data Center with Diesel Backup Generator
- Fenced Secured Lot
- Ample Heavy Power
- Zoned M1-5
- Available October 1, 2023
- Potential for Earlier Availability

#### SPACE FEATURES

|            |                                       |
|------------|---------------------------------------|
| TOTAL SF   | 14,920± SF                            |
| OFFICE SF  | 2,500± SF                             |
| LEASE RATE | \$5.75 PSF IG<br>CAM – Self Performed |



For more information, please contact:

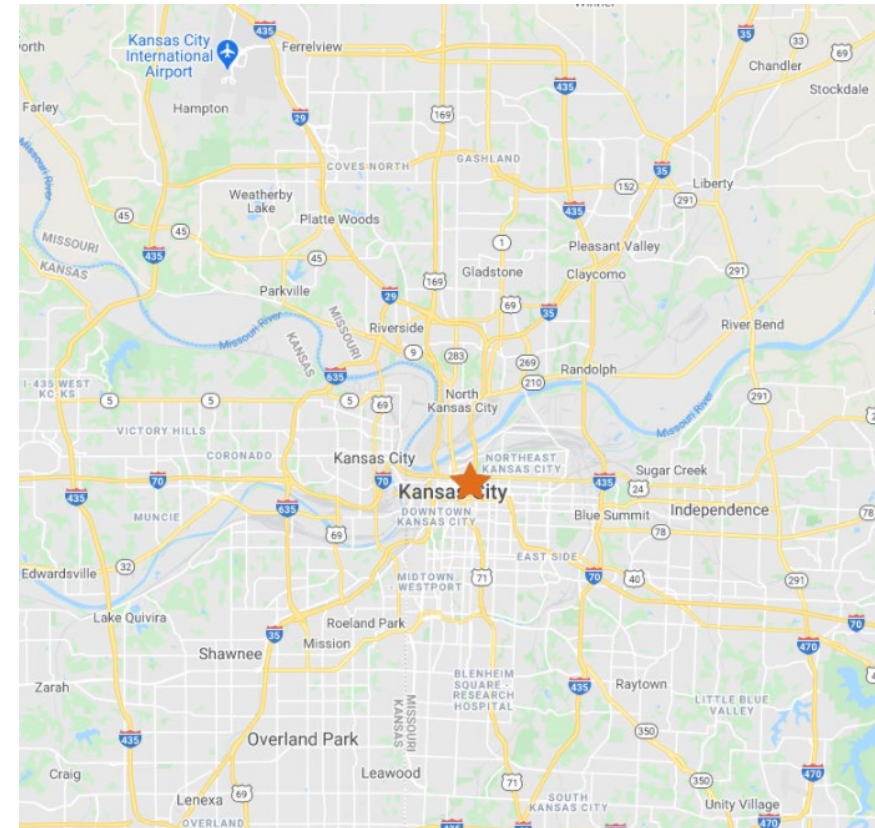
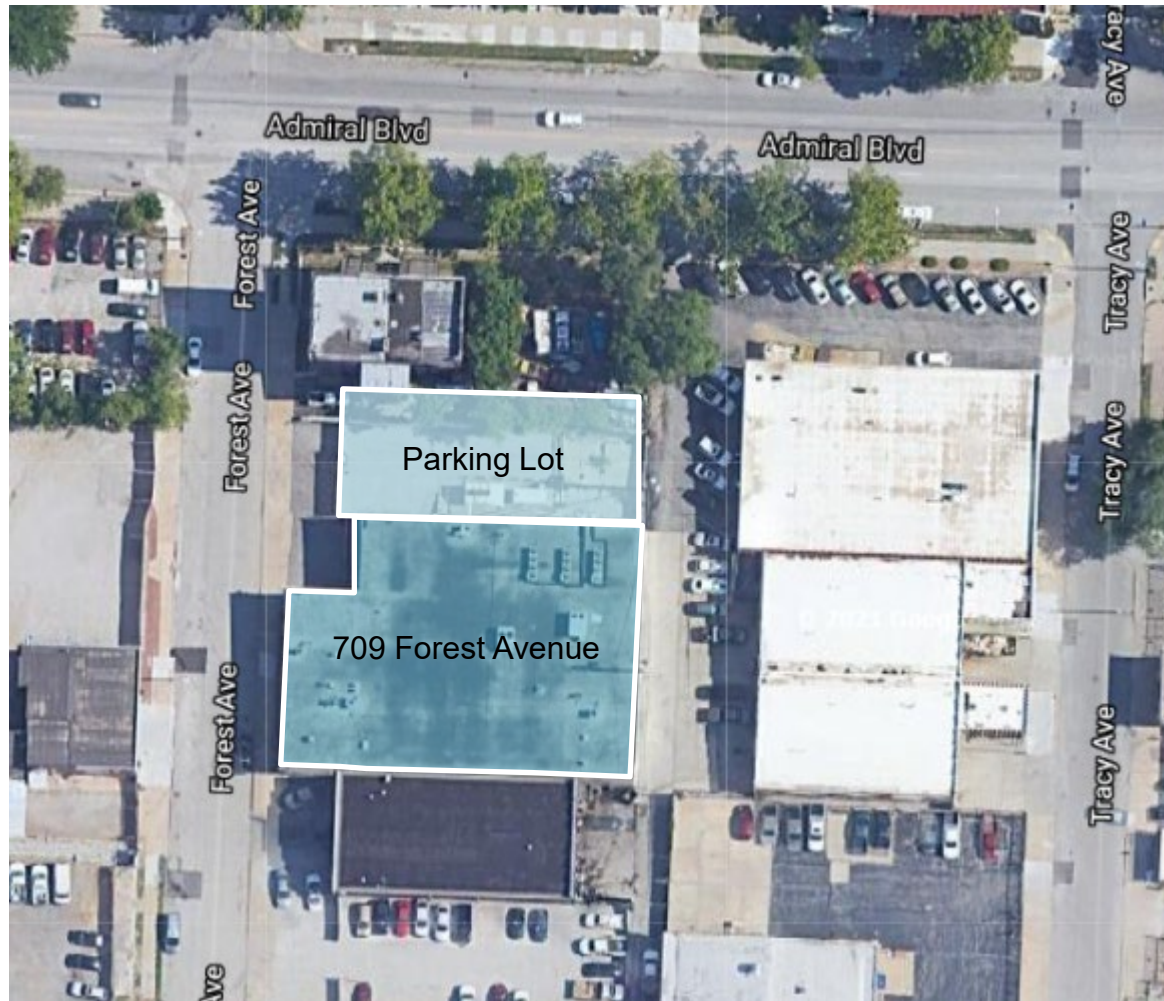
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