

# For Lease

2552 S. 98th Street  
Edwardsville, Kansas



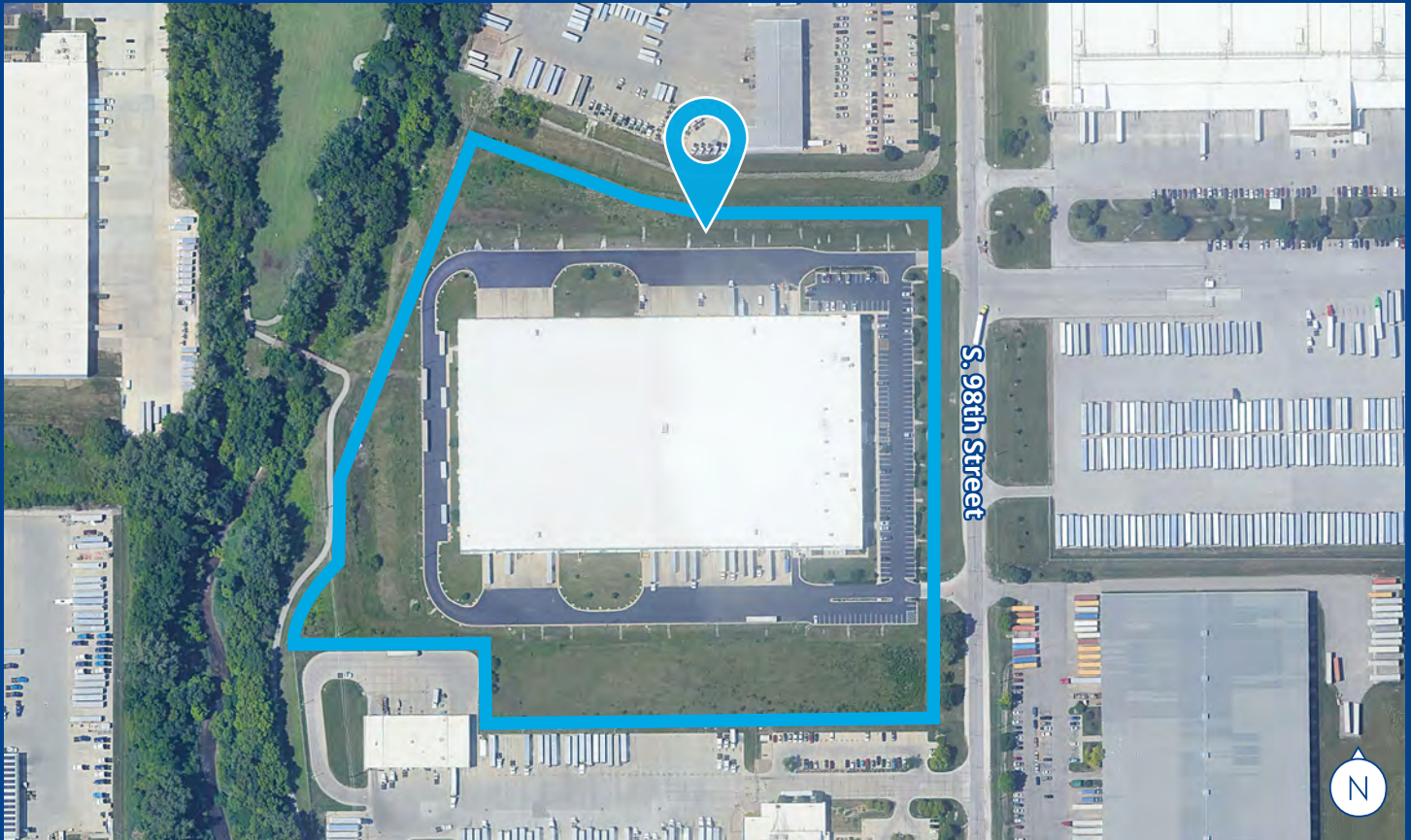
**John Stafford, SIOR**  
Vice Chair  
+1 816 556 1184  
[john.stafford@colliers.com](mailto:john.stafford@colliers.com)

**Ed Elder**  
President  
+1 816 556 1135  
[ed.elder@colliers.com](mailto:ed.elder@colliers.com)



# Property Profile

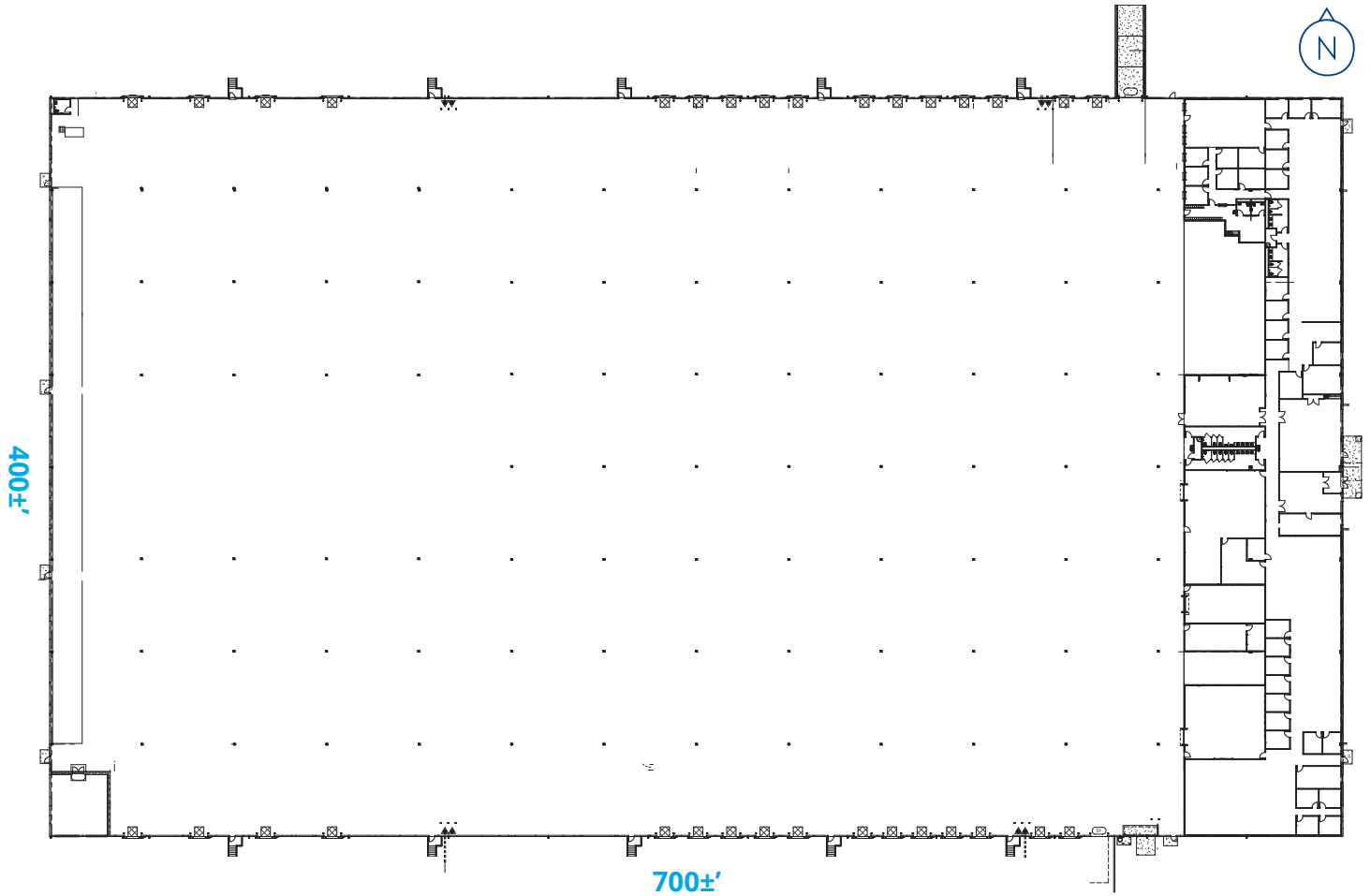
2552 S. 98th Street



## Property Features

- Total building area: 280,000± SF (cross-dock)
- Office area: 30,000± SF
- Year built: 2013
- Clear height: 30'
- Column spacing: 50'x50'
- Parking: 118 (6 handicap)
- Land size: 22± acres
- Concrete floors: 7" thick with #4 reinforcing re-bar at 24" on center; 4,000 PSI
- Exterior walls: 8" concrete
- Roofing: Single ply mechanically attached white 45 mil TPO roof membrane with rigid LTTR insulation board
- Loading: 32 - 9'x10' dock doors
- Dock equipment: 35,000-LB hydraulic levelers
- HVAC: System allows for two air changes/hour with a minimum space temperature of 50°F in the warehouse
- Fire protection: ESFR
- Electrical: 2,000 amps
- Lease rate: TBD
- Estimated NNN expenses:
  - Taxes: \$2.68/SF
  - Insurance: TBD
  - CAM: TBD

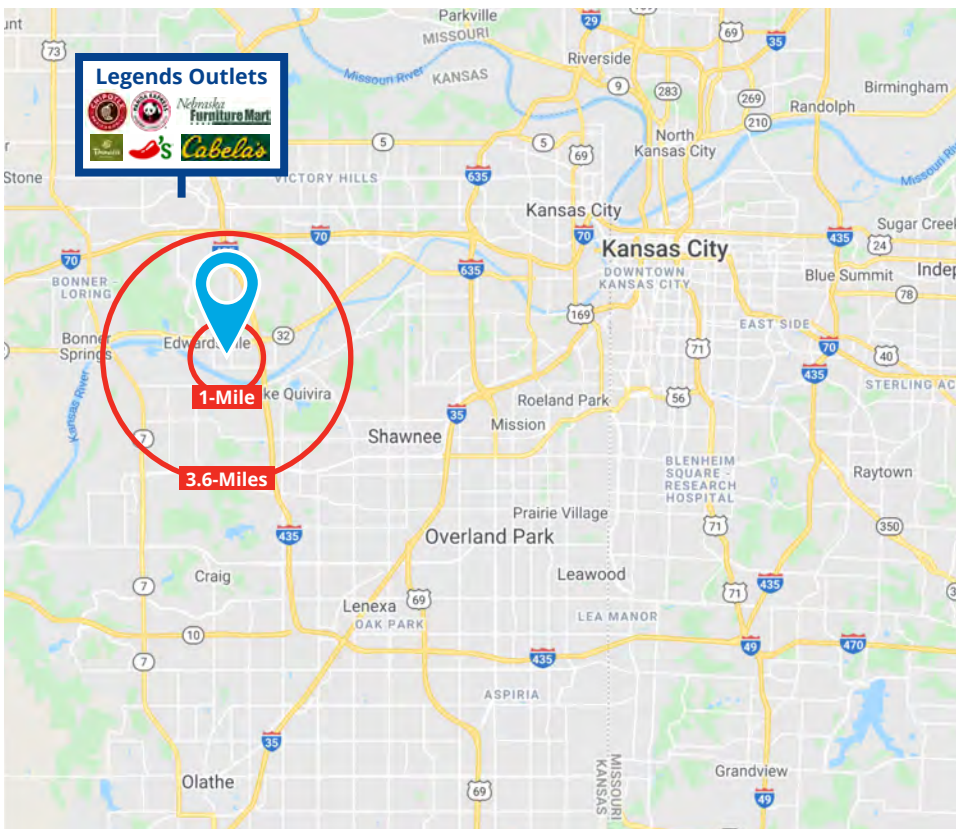
# Floor Plan



# Corporate Neighbors



# 2552 S. 98th Street



## John Stafford, SIOR

Vice Chair

+1 816 556 1184

john.stafford@colliers.com

## Ed Elder

President

+1 816 556 1135

ed.elder@colliers.com

## Colliers Kansas City

4900 Main Street, Suite 400

Kansas City, MO 64112

+1 816 531 5303

colliers.com/kansascity

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

THE  
RMR  
GROUP

Colliers