



600 NE Maguire Boulevard, Lee's Summit, Missouri

# Lakewood Business Park

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

**Ben Boyd** CCIM  
Vice President  
+1 816 556 1161  
[ben.boyd@colliers.com](mailto:ben.boyd@colliers.com)



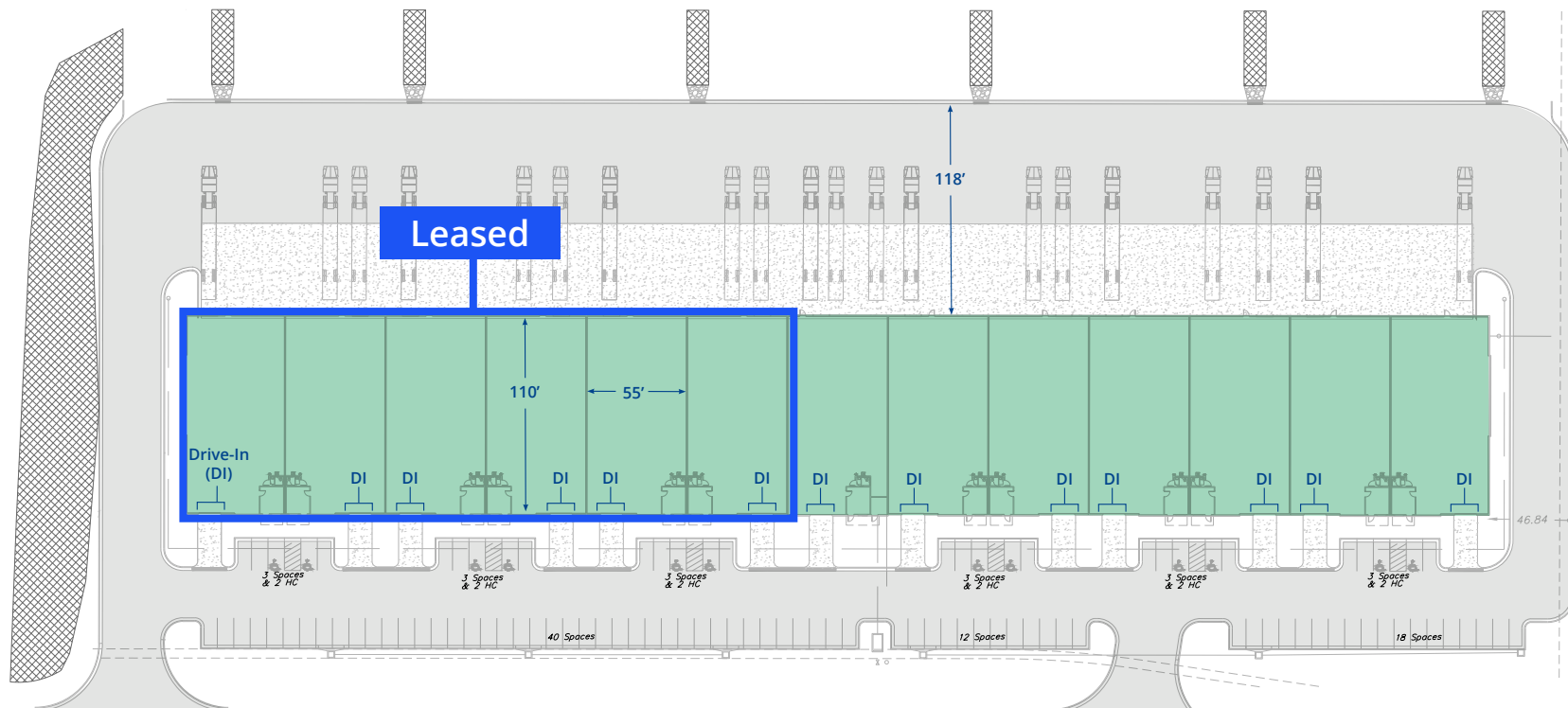
# Site Plan



# Property Overview

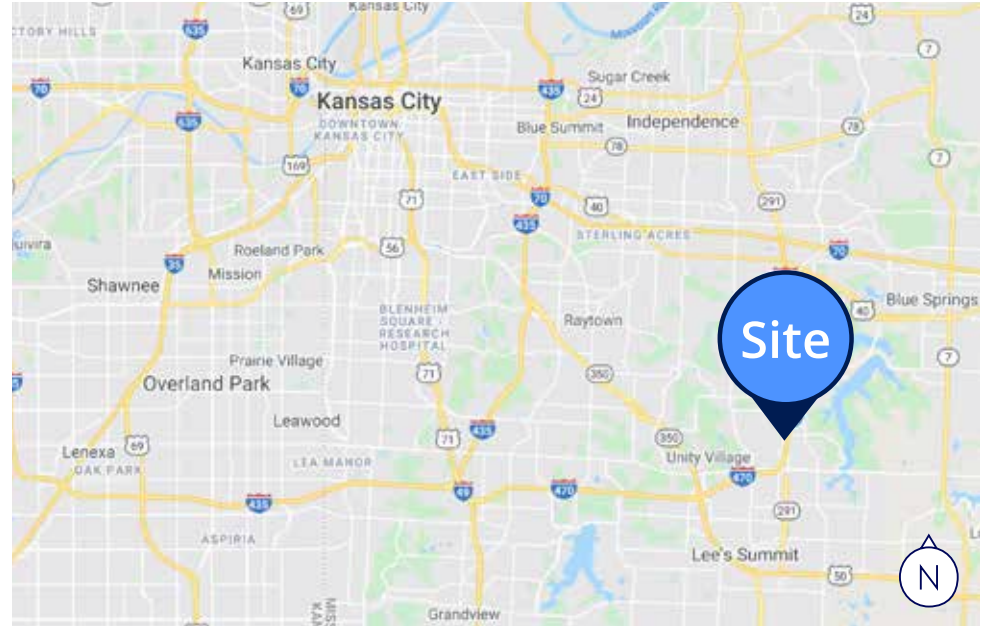
Building Size	78,650 SF
Available Space	6,050-42,350 SF
Clear Height	21'-25'
Drive-In Doors	(13) 12'x14'
Dock-High Doors	13
Column Spacing	55'x55'
Parking	100 auto spaces
Office	BTS
Sprinkler	Ordinary Hazard II (wet)
Electric	2,000 amp/480v/3-phase
Warehouse Lighting	LED
Floor Slab	6" reinforced
Roof	24 gauge metal, standing seam

Walls	Insulated metal
Warehouse Heat	Gas unit heaters
Location	<ul style="list-style-type: none"> <li>• Excellent access to I-470</li> <li>• Adjacent to Lee's Summit Airport</li> </ul>
Phase 3	<ul style="list-style-type: none"> <li>• 20± acres of future development</li> <li>• Buildings available from 20,000 SF to 300,000 SF</li> <li>• Call for BTS pricing</li> </ul>
Base Rental Rate	\$8.50/SF
Estimated Operating Expenses	<ul style="list-style-type: none"> <li>• Taxes: Est. \$2.00/SF</li> <li>• Insurance: \$0.20/SF</li> <li>• CAM: Est. \$0.50/SF</li> </ul>



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**Lee's Summit, Missouri**

The map shows the surrounding area with labels for Newwoods Chapel Road, NE Todd George Parkway, Leinweber Road, NE Douglas Street, NE Colbern Road, and Lee's Summit Municipal Airport. A red line indicates a major road or boundary, and a blue circle with a white 'S' marks a specific location. A north arrow is in the bottom right corner.



**Colliers Kansas City**  
4900 Main Street, Suite 400  
Kansas City, MO 64112  
+1 816 531 5303  
[colliers.com/kansascity](http://colliers.com/kansascity)

