

FOR LEASE

5110 NW Waukomis Dr.
Northmoor, MO 64151



Excellent Northland Location with No Earnings Tax!

HIGHLIGHTS

AVAILABLE:

8,000± SF free-standing Building

OFFICE: 500± SF

LOADING: 1 Drive-In & 1 Dock

CEILING HEIGHT: ±22' Center

FULLY CLIMATE CONTROLLED

Co-Listing Agents:



MIDWEST CAPITAL
REALTY ADVISORS
Commercial Real Estate Services

ARMOUR

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Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, prior sale or lease or withdrawal without notice.

PROPERTY DATA SHEET

5110 NW Waukomis Dr., Northmoor, MO 64151

Midwest Capital Realty Advisors and Armour Realty are pleased to present a versatile commercial/light industrial leasing opportunity in the Northland submarket of the Northmoor, within the greater Kansas City metropolitan area.

Ideally located at the southwest quadrant of Interstate 29 and Waukomis Drive, the property offers immediate access to I-29, I-635, and Highway 169, and is just minutes from downtown Kansas City. This strategic location combines strong connectivity with a business-friendly environment, including the added benefit of no Kansas City earnings tax.

Positioned within Leggett Commercial Park, the property encompasses approximately 8,000 square feet on ±0.52 acres and offers flexible demising options to accommodate either a full-building user or tenants seeking approximately 4,000 square feet. The layout and zoning support a wide range of commercial and light industrial uses, including contractor operations, service businesses, showroom/warehouse users, distribution, and recreational or specialty uses such as an athletic or training facility.

Constructed in 2001, the building features durable metal-frame construction, insulated metal panel walls and roof, and a concrete slab foundation, designed for efficiency and long-term performance. The space is fully climate-controlled, making it suitable for both office and active-use environments.

The warehouse component offers approximately 22-foot clear height at the center, along with both dock-high and drive-in loading, providing flexibility for a variety of operational needs. The property is served by 200-amp, 3-phase power, with additional infrastructure in place to support a future split for multi-tenant occupancy.

The interior includes approximately 500 square feet of office space, along with a mezzanine office area that provides additional functional workspace.

This is a unique opportunity to lease a highly adaptable facility in a well located Northland submarket, offering flexibility for a broad range of business types, from traditional industrial users to creative commercial applications.



ADDRESS:	5110 NW Waukomis Dr., Northmoor, MO 64151	HVAC:	100% heated and cooled
SQUARE FOOTAGE:	8,000± SF	SPRINKLER SYSTEM:	Non-Sprinklered
COLUMN SPACING:	N/A – Clear Span	AUTO PARKING:	±15 Cars
OFFICE AREA:	500± SF	LAND AREA:	±22,651 SF, or 0.52 acres
CONSTRUCTION:	Pre-engineered metal building with decorative stone	ZONING:	Commercial/Industrial
YEAR BUILT:	2001	ACCESS:	Easy access to I-29 & I-635, and Highway 169
CLEAR HEIGHT:	22' center	LEASE RATE:	\$11.25 SF/NNN
FLOOR TYPE:	Concrete	2025 RE TAXES:	\$644.00 per month
LIGHTING:	Mix of LED and incandescent lighting	PROPERTY INSURANCE:	\$577.00 per month
ELECTRICAL:	200 amp, 3-phase service	OTHER:	Excellent Northland location with No Earnings Tax

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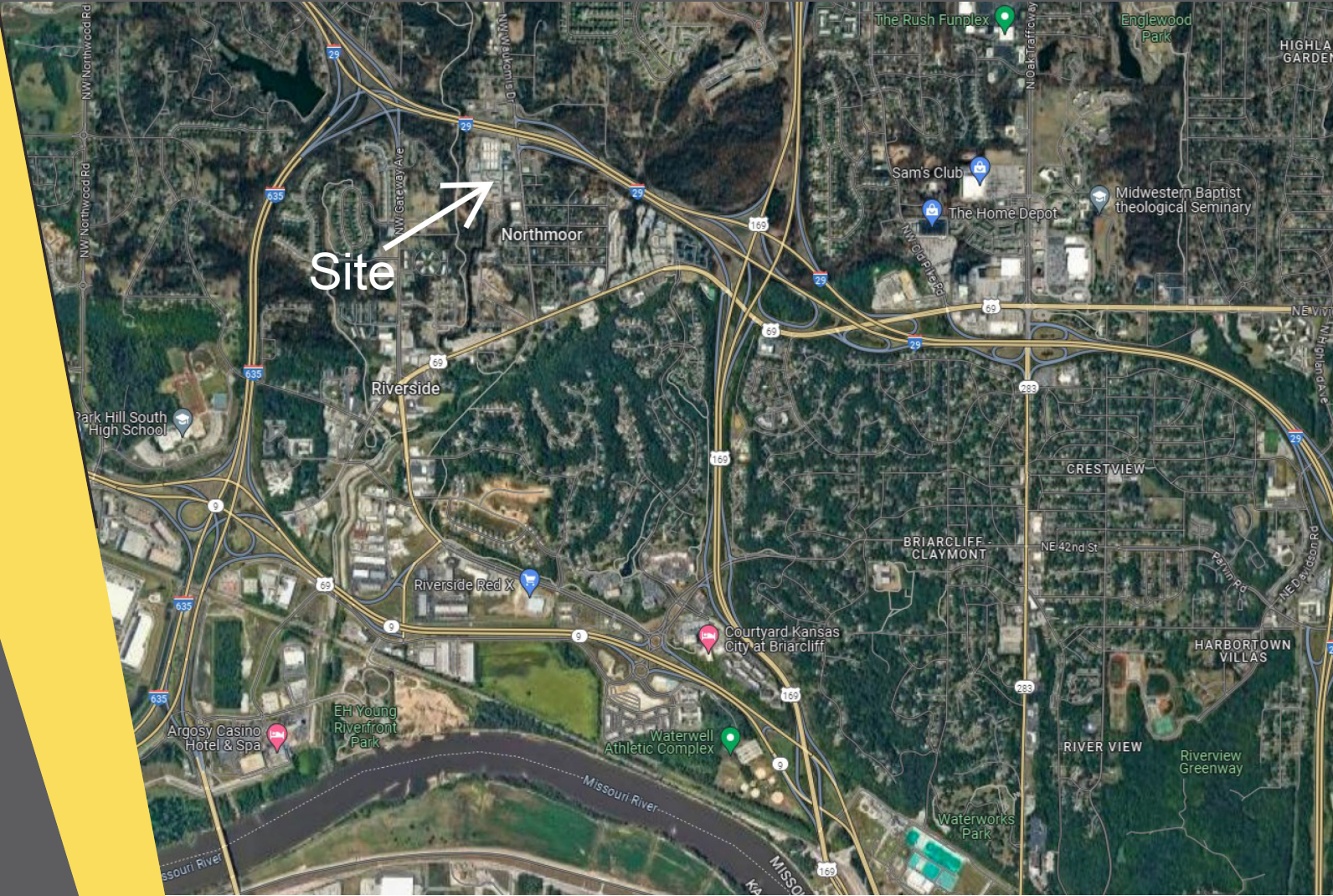
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AERIAL MAP

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