



2201 NE Town Centre Boulevard, Lee's Summit, Missouri

# Lakewood Business Park

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# Site Plan

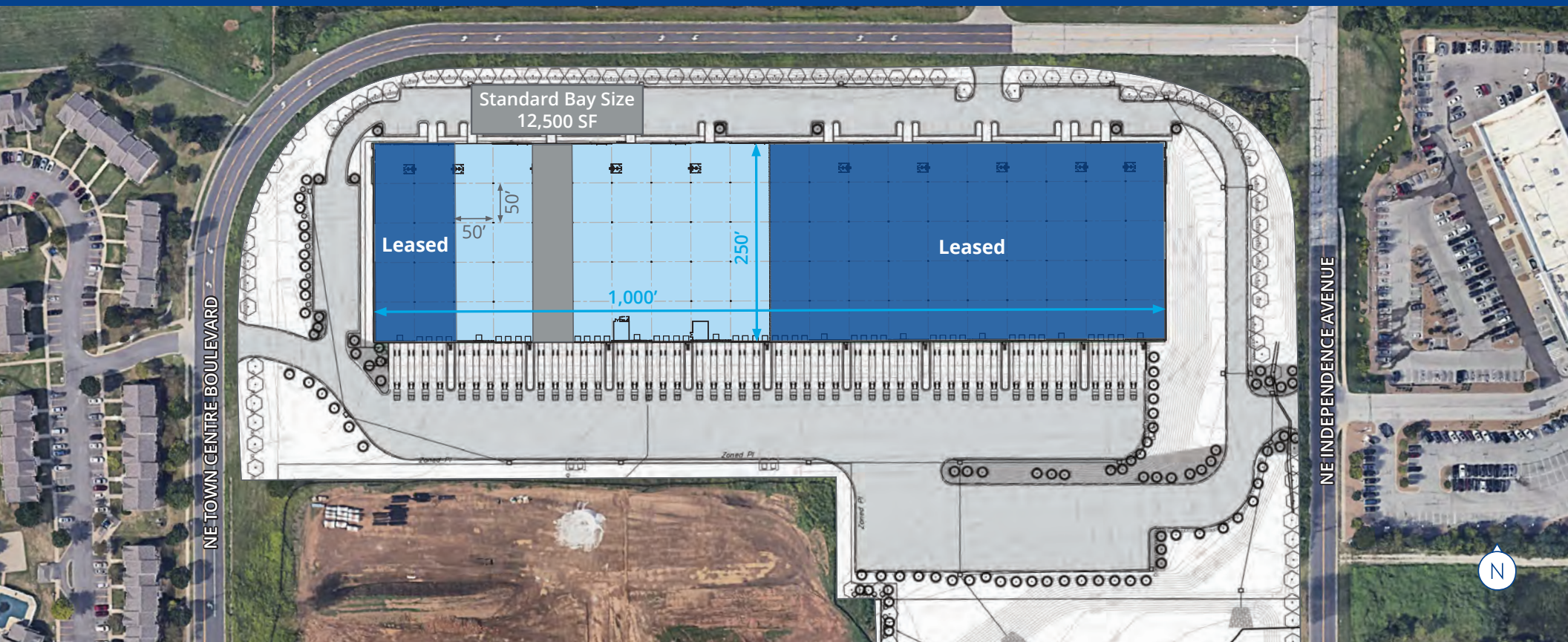




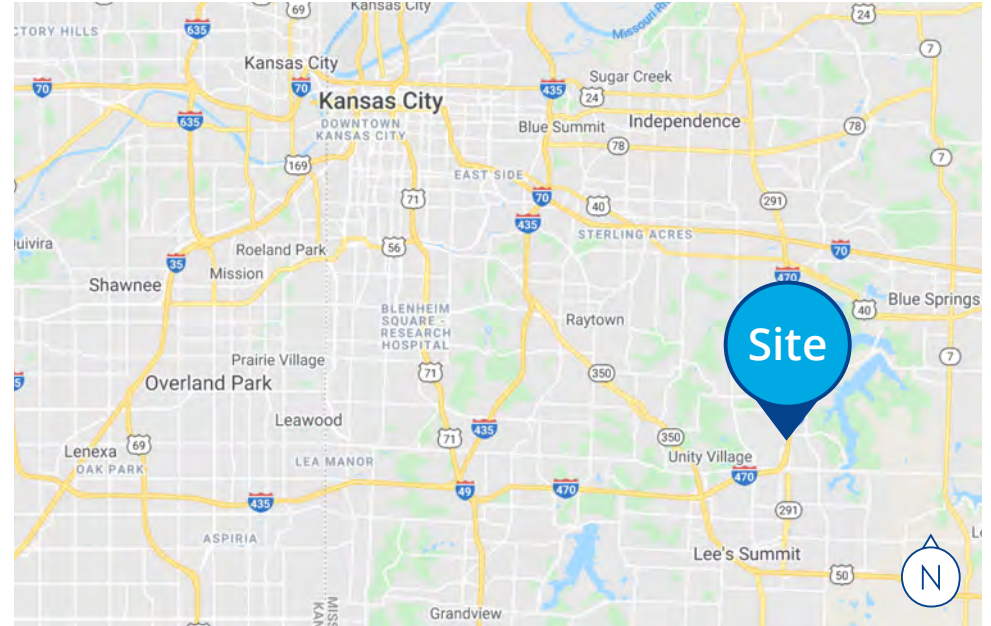
# Property Overview

Building Size	250,000 SF
Available Space	25,000–100,000 SF
Clear Height	34'–36'
Drive-In Doors	(10) 12'x14' drive-in doors
Dock-High Doors	(20) 9'x10' doors equipped with 40k lb. mechanical pit levelers and seals • Can accommodate up to 50 total dock doors
Column Spacing	50'x50'
Parking	186 auto 29 trailer
Office	BTS
Sprinkler	ESFR
Electric	2,000 amp, 480/277v, 3ph
Warehouse Lighting	LED

Floor Slab	7" unreinforced
Roof	TPO (60 mil)
Walls	Concrete tilt
Warehouse Heat	Gas unit heaters
Estimated Operating Expenses	<ul style="list-style-type: none"> <li>• Real estate taxes: \$0.36/SF</li> <li>• Fixed PILOT: 75% abatement years 1-10; 50% years 11-20</li> <li>• Insurance: \$0.15/SF</li> <li>• CAM: \$0.30/SF</li> </ul>
Location	<ul style="list-style-type: none"> <li>• Excellent access to I-470</li> <li>• Adjacent to Lee's Summit Airport</li> </ul>
Base Rental Rate	\$7.50/SF







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