

A large, single-story industrial building with a white facade and a prominent blue horizontal stripe. The building features several large roll-up doors and a central glass entrance. A ramp with metal railings leads to one of the doors. In the foreground, a grey pickup truck and a black SUV are parked on a paved lot. The sky is clear and blue.

Industrial Space For Lease

10 Shawnee Avenue, Kansas City, Kansas

John Stafford SIOR

Vice Chair

+1 816 556 1184

john.stafford@colliers.com

Ed Elder

President

+1 816 556 1135

ed.elder@colliers.com

10 Shawnee Avenue Kansas City, Kansas

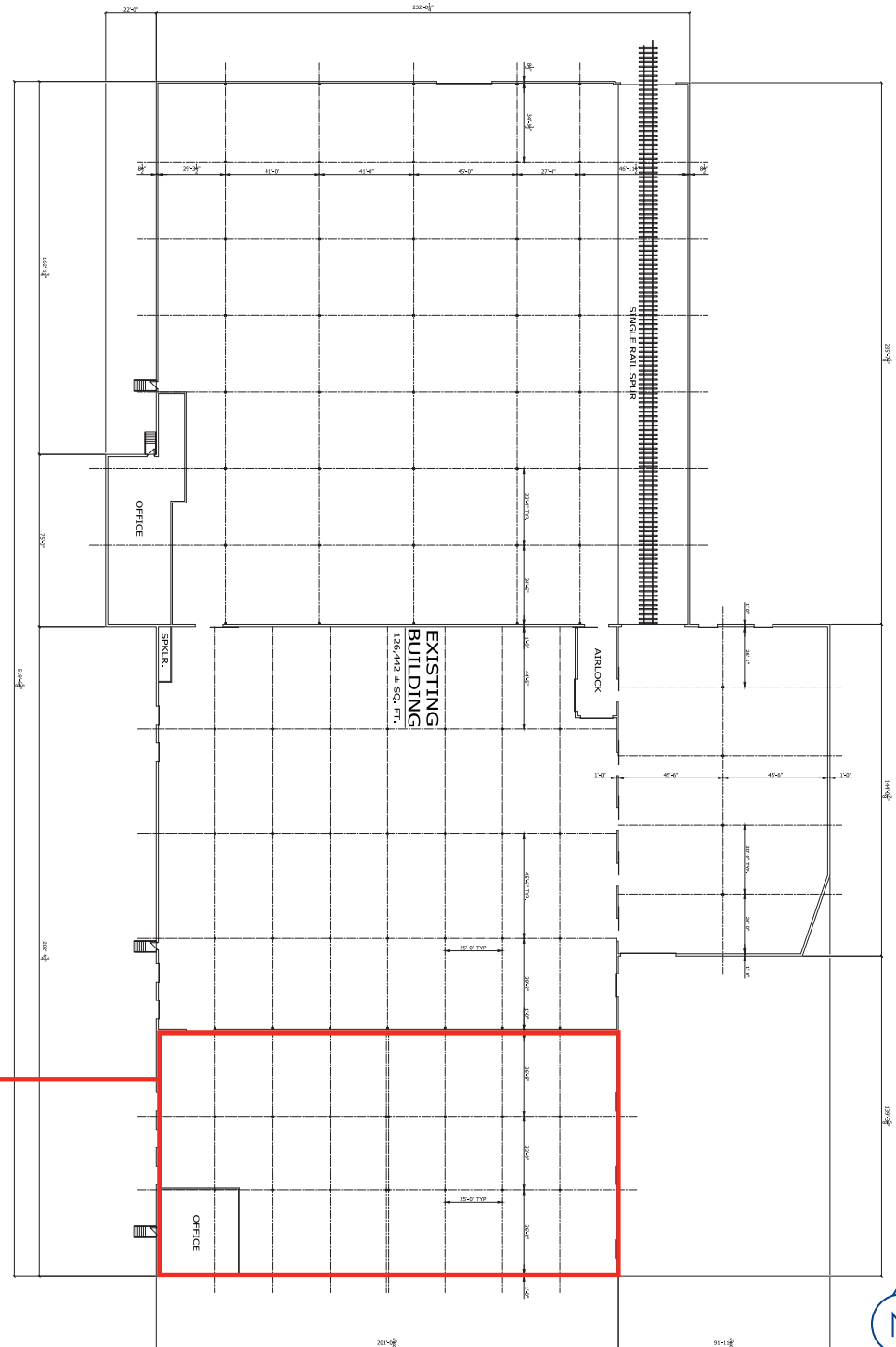
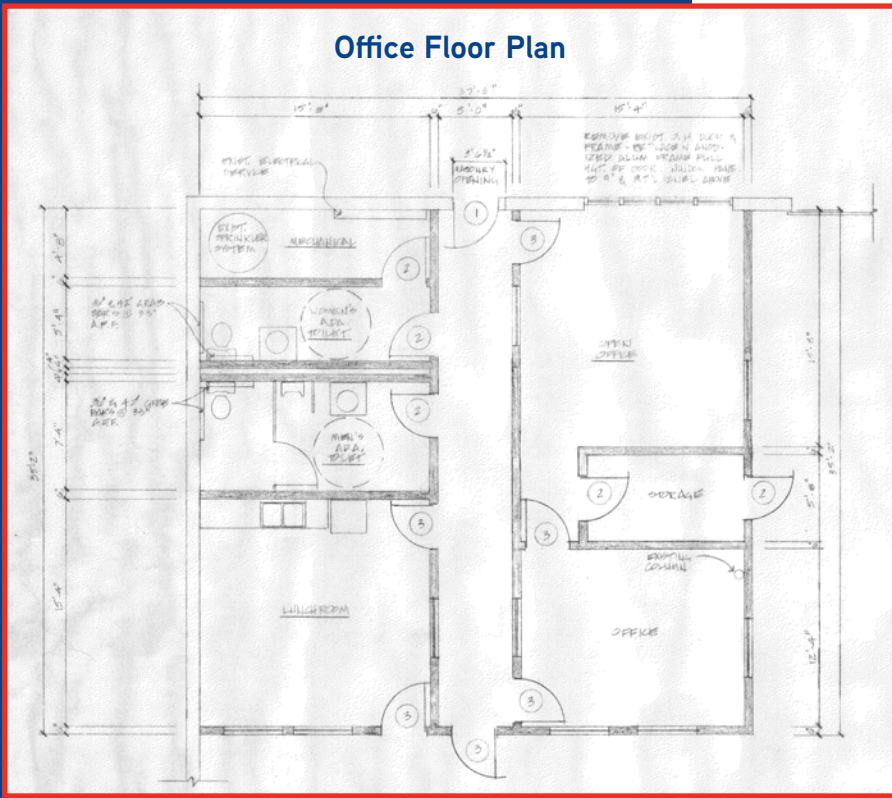
Property Features

Total Building Size	126,655 SF
Available Space	21,800± SF
Office Size	1,350± SF
Clear Height	20'± SF
Column Spacing	25'x36' (typical)
Loading	2 docks (with edge of dock levelers) 1 drive-in
Electrical Service	200 amps; 277/480v; 3-phase 200 amps; 120/240v; single-phase
Sprinkler	Dry
Outdoor Storage	Yes, on south side of building
Zoning	M3
Interstate Access	Via I-70, I-35, & I-670
Lease Rate	\$4.25/SF, NNN
Estimated OPEX	Taxes: \$1.08 Insurance: \$0.20 CAM: Tenant to self-perform



Floor Plan

Office Floor Plan





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Colliers Kansas City

4520 Main Street, Suite 1000
Kansas City, MO 64111
+1 816 531 5303
colliers.com/kansascity

