






INDUSTRIAL. INTERMODAL. IDEAL.



I-49 BUILDING 7 - READY FOR OCCUPANCY!

-  INDUSTRIAL - Class A State of the Art facility
-  INTERMODAL - Ability to drive to 80% of the US within 3 days; adjacent to CPKC Intermodal
-  IDEAL - Excellent labor pool, foreign trade zone, enhanced enterprise zone

14901 Botts Road
Kansas City, MO

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CBRE





SPEC BUILDING DETAILS

Location: 14901 Botts Road
Kansas City, MO
Total Building Size: Up To 920,400± Sq. Ft.
590' x 1,560'
Available Space: 200,000 to 920,400± Sq. Ft.
Office Size: To Suit
Land: 72± Acres
Zoning: M1-5
Access to Interstate: <1 mile to I-49
Year Built: 2023
Construction: Concrete Tilt-Up
Column Spacing: 52' Wide x 50' Deep;
52' x 70' Staging Bays
Floor: 7" unreinforced concrete
slab w/ 10 mil vapor
barrier (under future
office areas) over 4"
compacted AB3
Clear Height: 40'
Loading: 90 DHs - 9' x 10' -
(Up to 182) - 45#
mechanical levelers, seals,
z-guards, conduit ran to
each door
Drive-In Doors: Four (4) - 12' x 14'
Trailer Parking: Upto457|additional4.5+/-
acre lot available
Fire Suppression: ESFR

Heating: Designed for 50° Inside at
0° Outside

Lighting: LED light fixtures with
motion sensors, providing
an average 30 foot-
candles of light at 36"
above the finished floor
over an open area

Electrical Services: 4000 Amp 277/480V,
3 Phase Services;
Expandable based on
Tenant needs; Evergy

Gas: Spire

Sewer: KCMO

Water: KCMO

Occupancy: Immediate

Taxes:

*Tax Abatement Assumptions	
Year	Abatement
1-10	95%
11	80%
12	75%
13	70%
14	65%
15	60%
16	50%
17	40%
18	30%
19	20%
20	10%

Est. Insurance: Estimated \$0.15+/- PSF

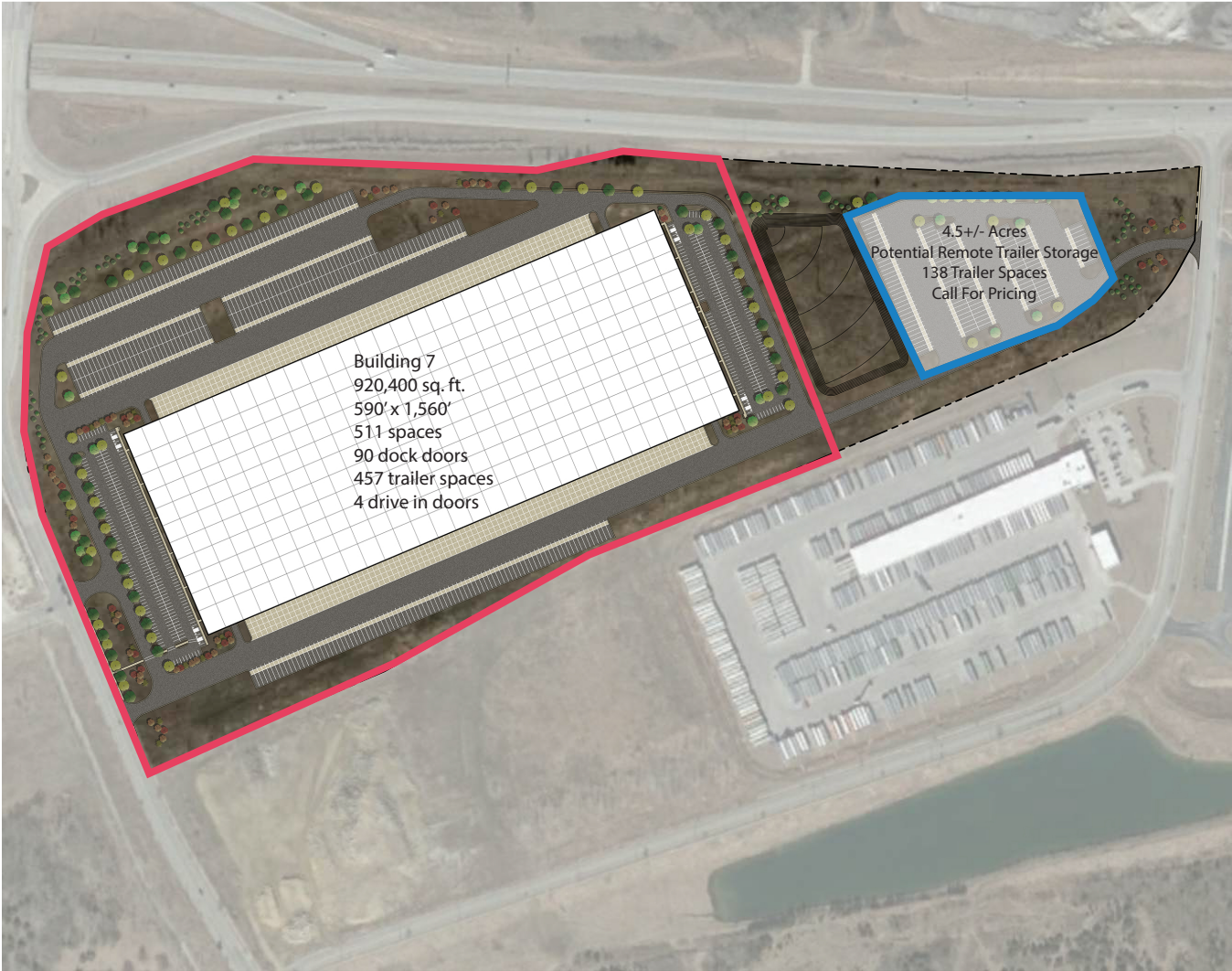
Est. CAM: Estimated \$0.35+/- PSF

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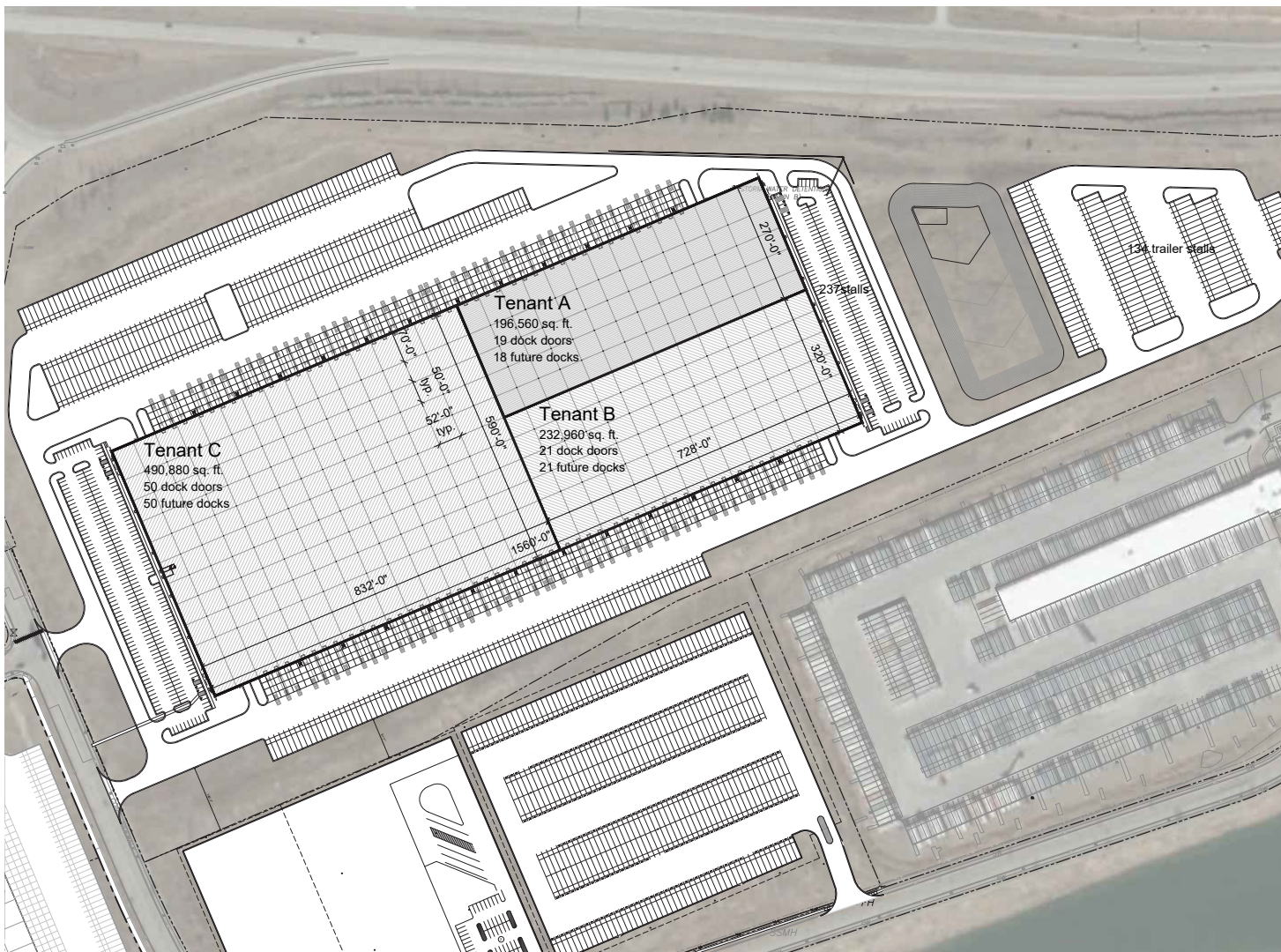
SITE PLAN





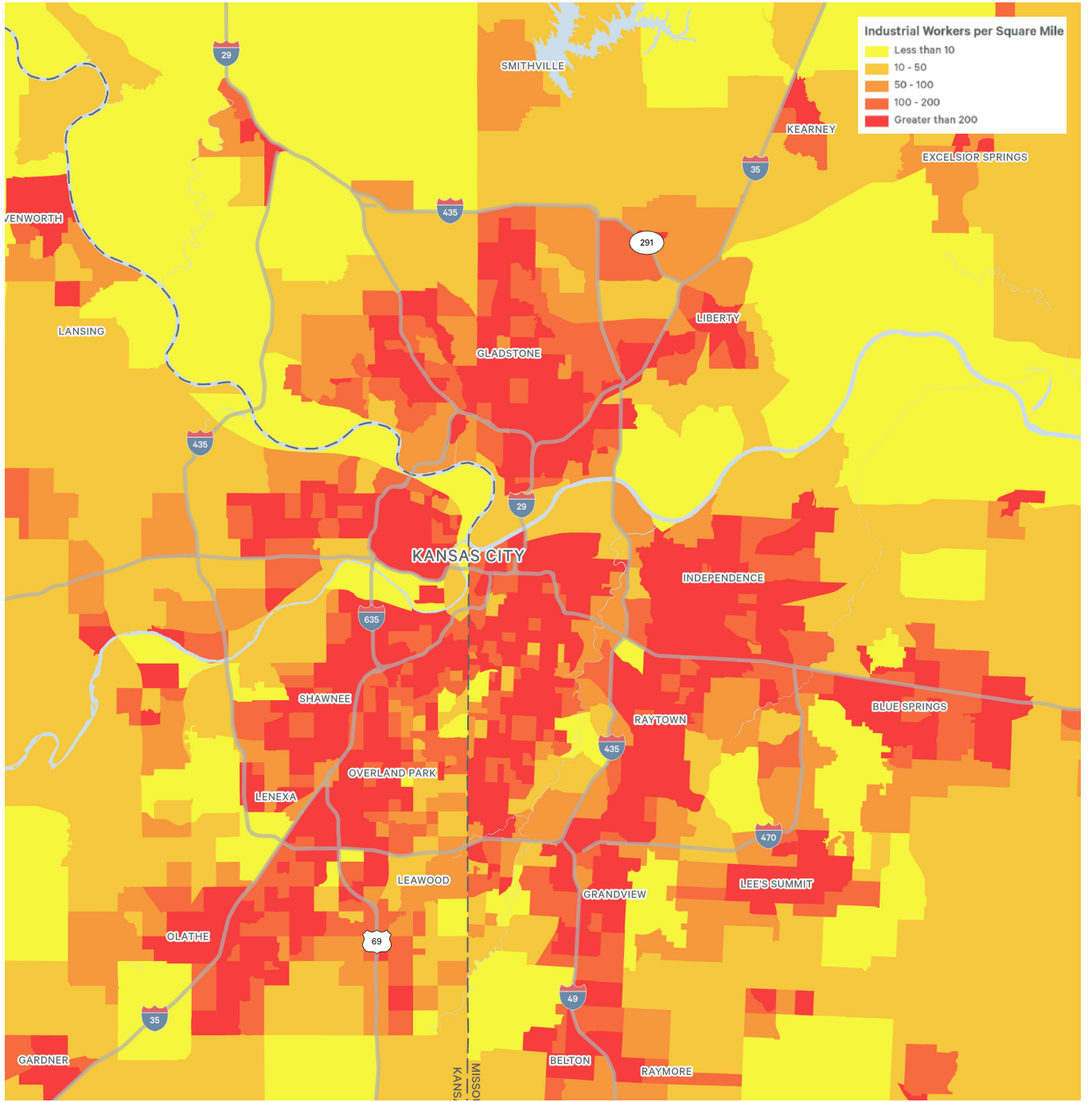
POTENTIAL DEMISING PLAN

(NOT CURRENTLY DEMISED)



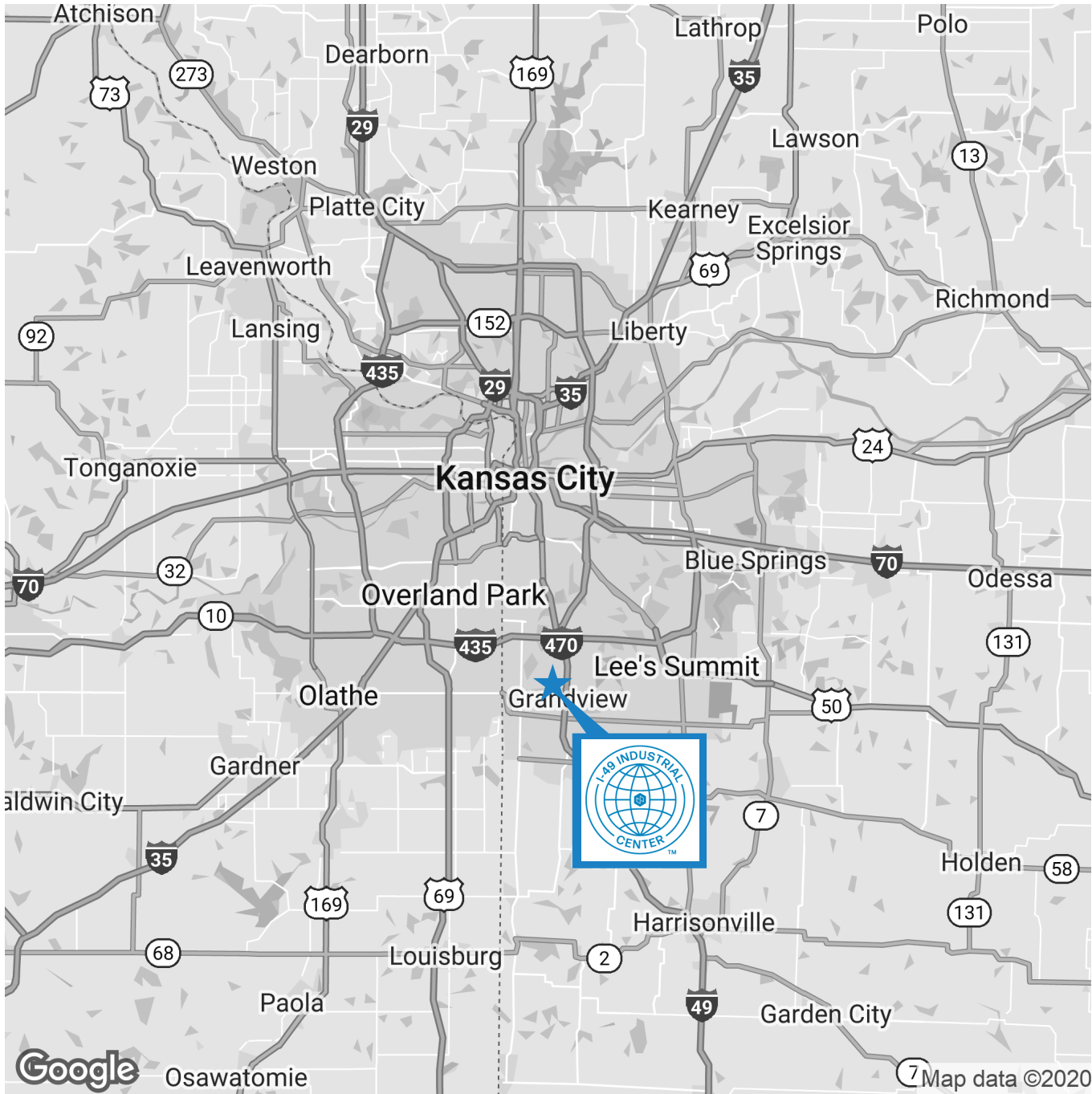


LABOR HEAT MAP

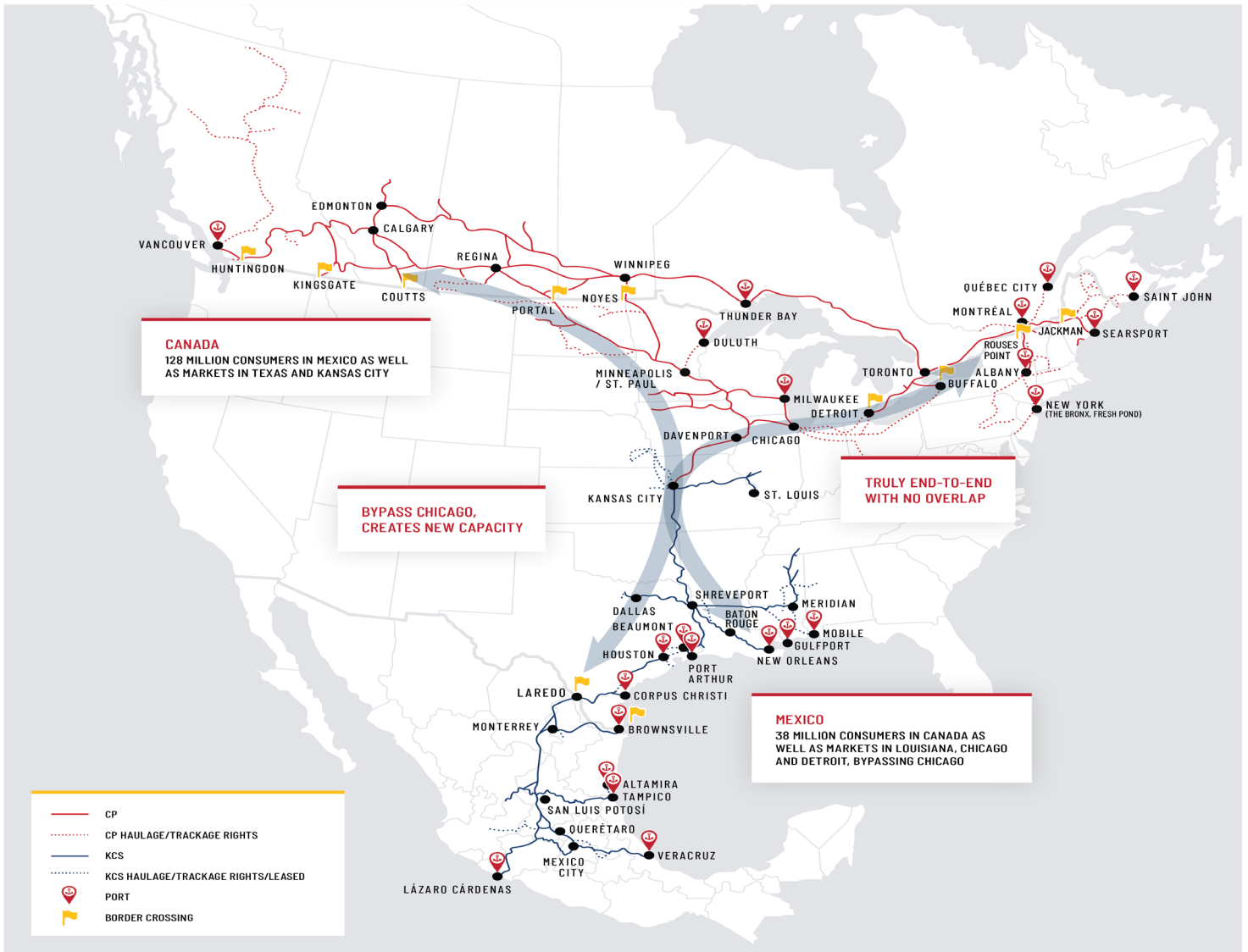




LOCATION MAP



CPKC RAIL



FOR MORE INFO, CONTACT:



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