



# Class A Jackson County BTS Industrial

100,000 - 220,800 SF Available

8200 E 63rd St, Kansas City, MO 64133

# FAST FACTS



**220,800**

SQUARE FEET



**276' x 800'**

DIMENSIONS



**32'**

CLEAR HEIGHT



**163**

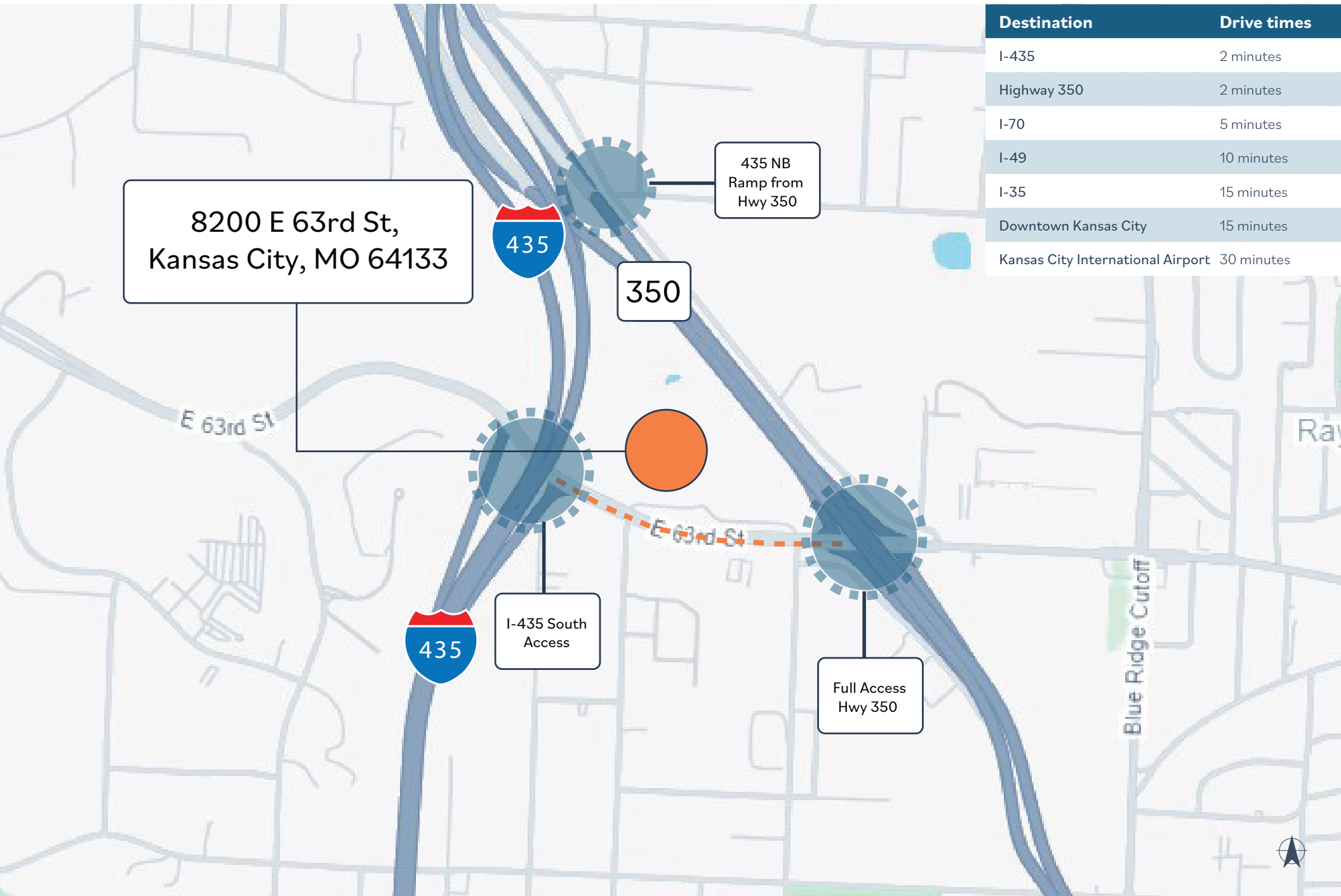
AUTO STALLS (EXPANDABLE)

# BUILDING SPECIFICATIONS

<b>Building Size</b>	220,800 SF
<b>Availability</b>	55,200 - 220,800 SF
<b>Dimensions</b>	276' x 800'
<b>Office Space</b>	BTS
<b>Construction</b>	Concrete Tilt Wall
<b>Clear Height</b>	32' Minimum
<b>Floor</b>	7" Unreinforced
<b>Bay Spacing</b>	54' Width x 50' Depth Typical, 60' Speed Bays
<b>Fire Protection</b>	ESFR
<b>Loading</b>	26 DH (expandable), Two (2) DI
<b>Truck Court</b>	130' Depth with 60' Concrete Apron
<b>Electric Service</b>	3,000 AMP 480/277 Volt 3 Phase
<b>Water</b>	8"
<b>Sewer</b>	8"
<b>Lighting</b>	LED 25 Average FC 36" Above Finished Floor with Open Layout
<b>Heat</b>	Gas Fired Make Up Air Units, 50 Degrees @ 0 Degree Exterior Temperature
<b>Parking</b>	163 Auto Stalls (27 Future). Potential for Trailer Storage Lot
<b>Zoning</b>	Industrial
<b>Delivery</b>	Call Broker
<b>Base Rent</b>	TBQ
<b>Taxes</b>	TBD
<b>Insurance</b>	TBD
<b>CAM</b>	TBD



# EASY ACCESS

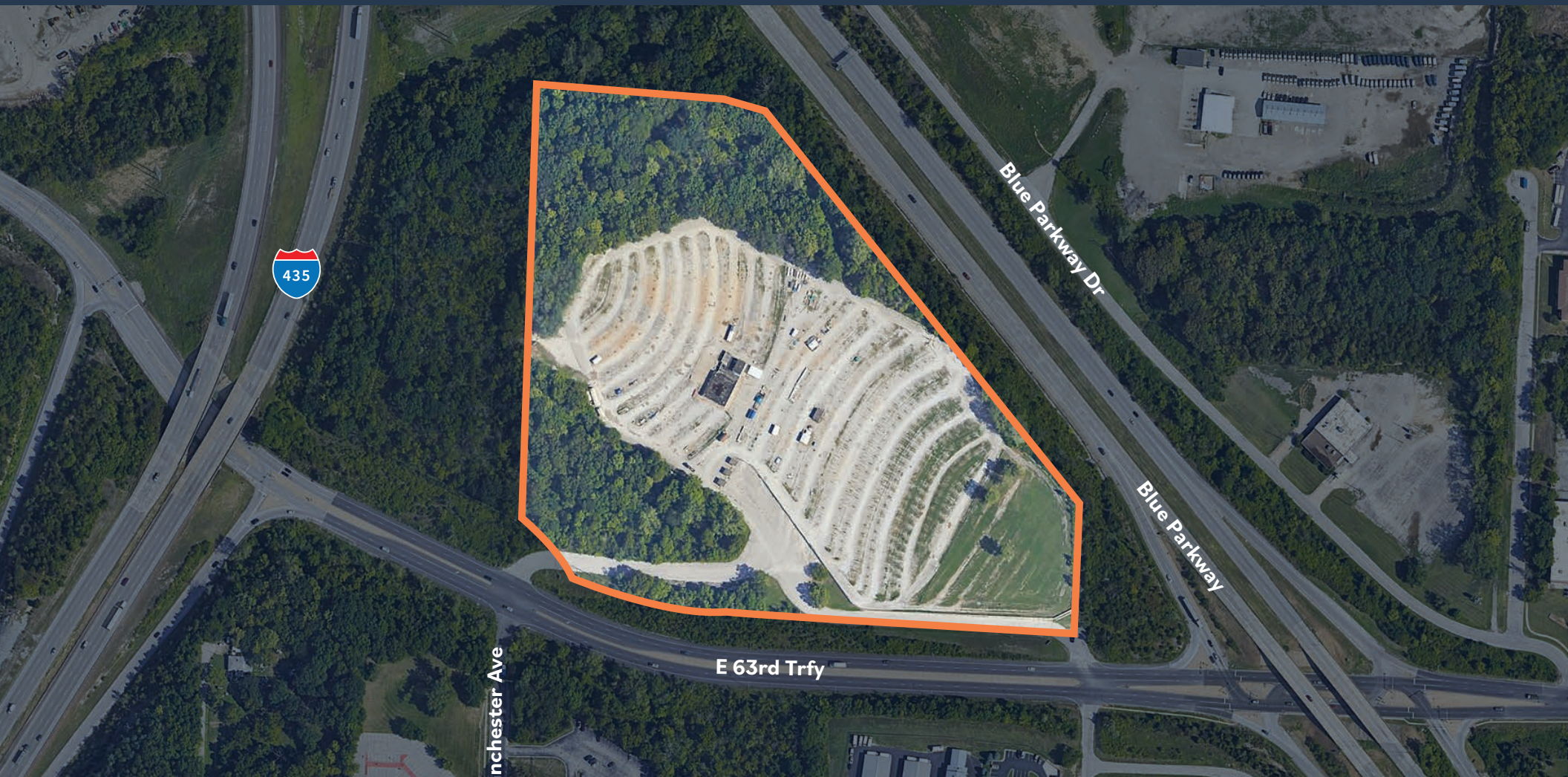


# INTERNATIONALLY CONNECTED HUB

Kansas City operates as an internationally connected hub, ranking among the nation's top supply chain and logistics centers. The city's strategic positioning allows ecommerce companies to deliver to 85% of the United States within a two-day window, establishing it as an outstanding location for distributioncentered operations.

## MAJOR FREIGHT DISTRIBUTION MARKETS WITHIN 12 HOURS:

Omaha	Louisville
St. Louis	Indianapolis
Oklahoma City	Chicago
Dallas	Milwaukee
Memphis	Minneapolis
Nashville	Denver



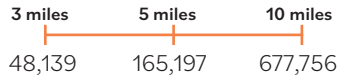
# MARKET PROFILE

8200 E 63rd Street serves a stable, blue-collar workforce ideal for industrial and logistics operations, with residents employed across manufacturing, distribution, and service sectors throughout the Kansas City metro. This established community provides a reliable labor pool of working-age adults with practical skills, supporting facilities requiring dependable shift workers and

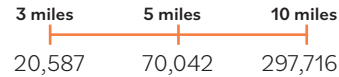
operational staff. High homeownership rates indicate residential stability, translating to lower employee turnover and stronger workforce retention for industrial tenants. The location's eastern Kansas City positioning offers developers both an accessible workforce and excellent connectivity to regional transportation networks.

## DEMOGRAPHICS

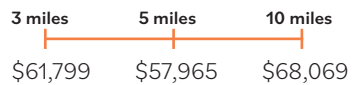
### Total Population



### Total Households



### Median HH Income



### Median Age



## LABOR PROFILE

### 3 miles

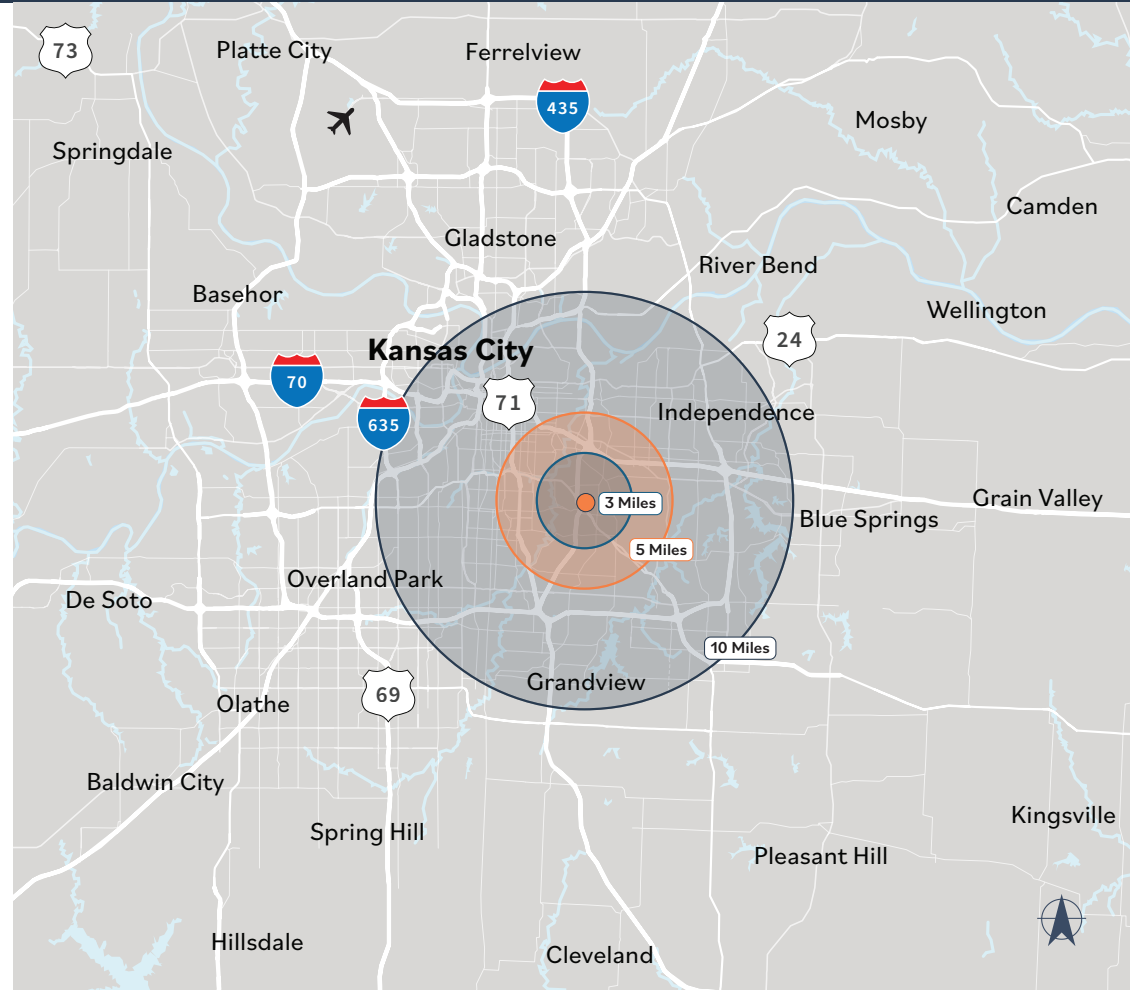
- 25,461 Total Employed Population
- 2,466 Transportation/warehouse employees
- 2,261 manufacturing employees

### 5 miles

- 83,455 Total Employed Population
- 7,045 Transportation/warehouse employees
- 6,564 manufacturing employees

### 10 miles

- 365,117 Total Employed Population
- 20,826 Transportation/warehouse employees
- 27,515 manufacturing employees



FOR MORE INFORMATION, CONTACT:

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