

# Richards-Gebaur Commerce Park

15430 Andrews Avenue, Kansas City, Missouri



## Industrial Space for Lease

### Space Features

- ◆ 400 - 4,500 sf
- ◆ Divisible to 400 sf
- ◆ Ample parking
- ◆ Air conditioned space
- ◆ Fully built out office space
- ◆ \$6.00/sf net of utilities, insurance, maintenance

### Park Amenities

- ◆ Foreign Trade Zone
- ◆ Two day truck drive to 78% of the U.S. population
- ◆ Two full interchange access points at I-49
- ◆ New diverging diamond interchange at M-150 and Botts Rd
- ◆ Proximity to interstates 29, 35, 49, 70, 435 and 635
- ◆ Immediately adjacent to Canadian Pacific Kansas City Yard

### About Richards-Gebaur Commerce Park

Richards-Gebaur Commerce Park is located in south Kansas City on the site of the former Richards-Gebaur Air Force Base. The park sits on 1,375 ( $\pm$ ) acres and is comprised of office, medical, classroom and warehouse buildings. Tenants enjoy easy access to major highways and interstates, the benefits of a foreign trade zone, and Class I freight rail service from Kansas City Southern.

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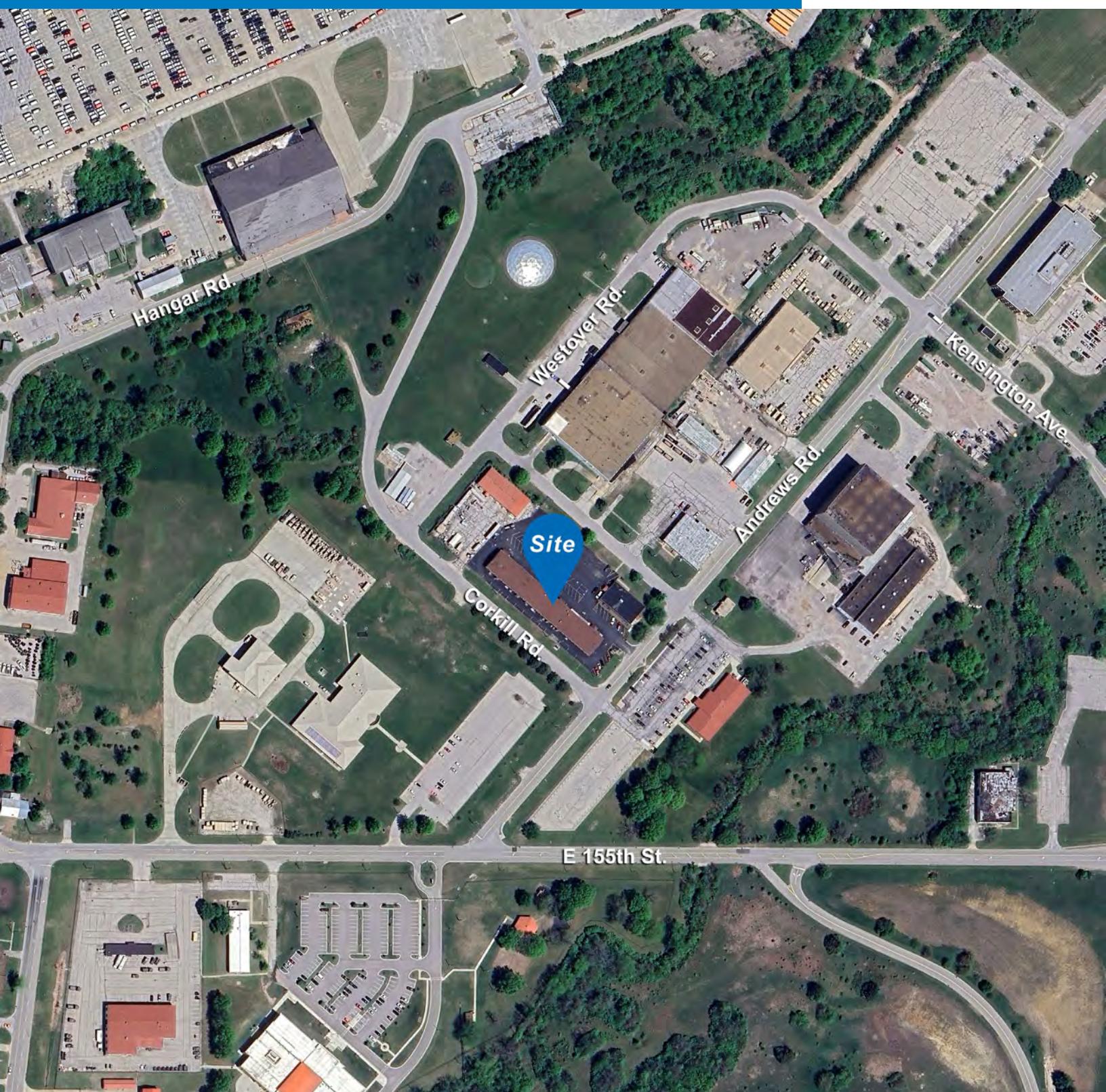
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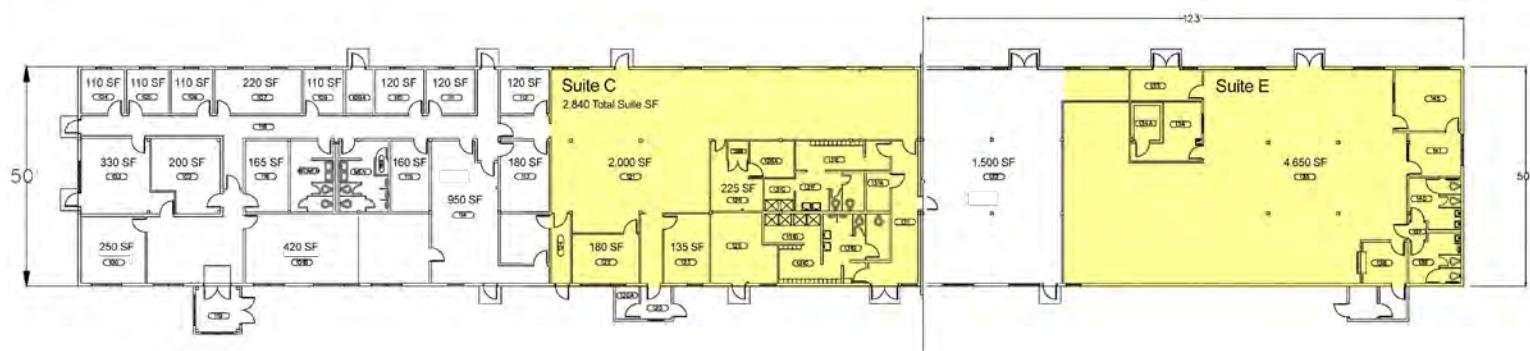
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## Floor Plan



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