

# 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 (±) 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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Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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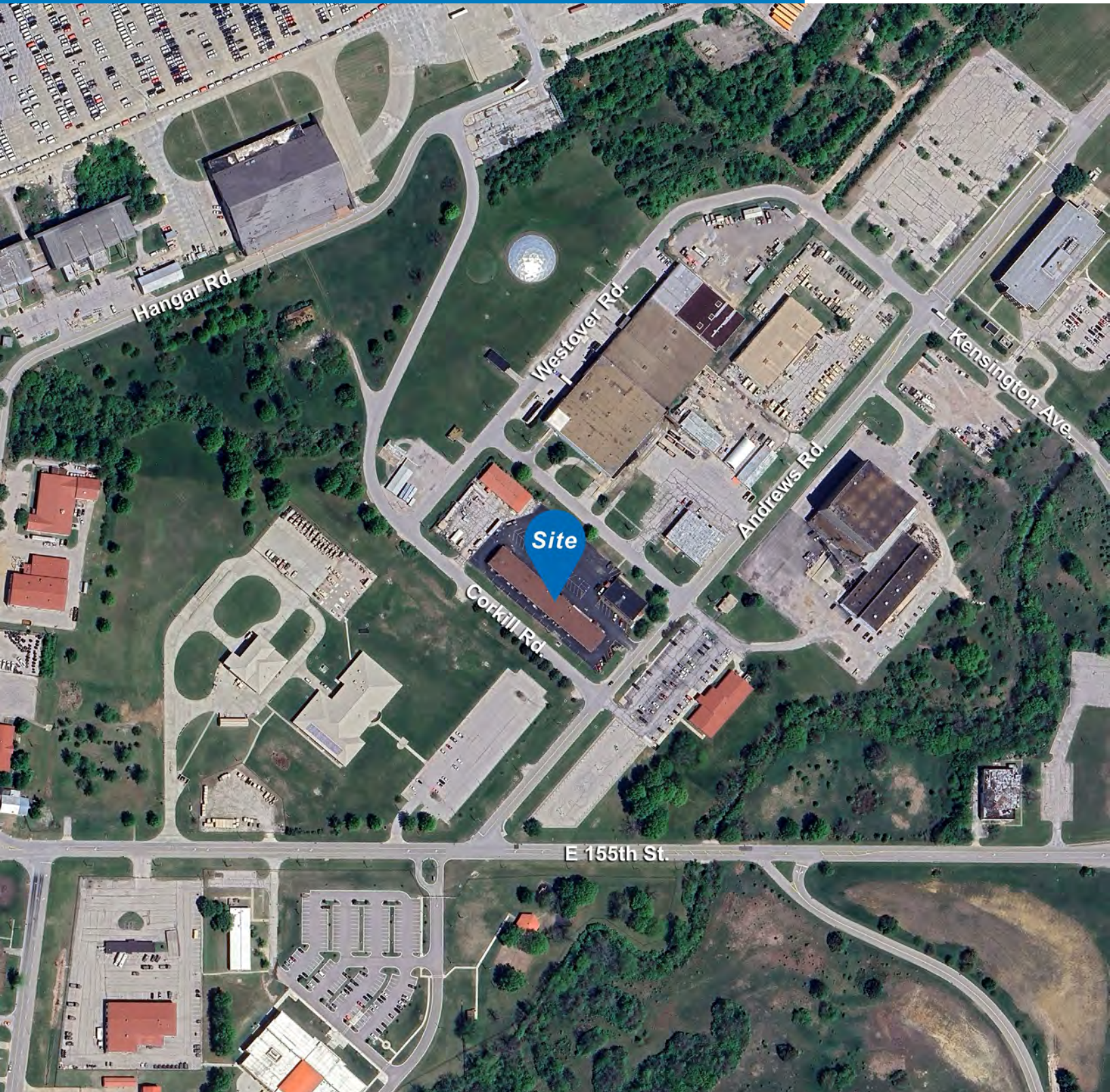
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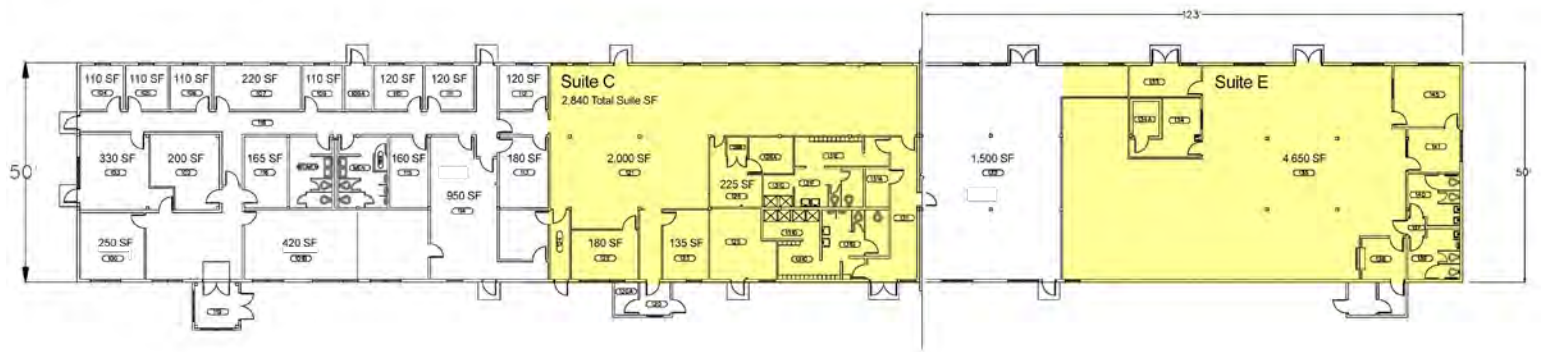


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## Floor Plan



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