



# Kansas Avenue Industrial Center

300 S 55th Street, Kansas City, KS

# Significant Details on the Building and Space



## Strategic Location

The building is an in-fill location with close proximity to I-635 Highway. Access to a vibrant labor pool of both skilled and non-skilled workers.



## Rail Served

The subject space is served by an active rail spur with service from BNSF. The rail spur has been in active use for the last 12+ years which makes this space one of a kind.



## Superior Loading

The subject space is served by five (5) dock high loading doors and four (4) oversized drive in doors.

The subject space contains an active silo. The silo works in conjunction with the rail access and is a unique building component which is not commonly found in industrial buildings today. This silo has wide appeal to a number of different manufacturers and processors.

# Property Detail

Building Item	Detail
Subject Space Size	59,769+/- sq. ft.
Office Size	1,355+/- sq. ft. (can be expanded)
Ceiling Height	18' to 22'
Dock High Loading	Five (5) Doors
Drive In Loading	Four (4) Oversized Doors
Electric Service Size	3 Phase / 480V / 600 AMP
Outside Storage / Parking	Paved outside lot for storage or parking use
Employee / Visitor Parking	Located outside front entrance door
Rail	Active spur (BNSF) with multiple rail door positions

\*Based on financial data provided by LS Commercial Real Estate Services, Inc.

# Leasing Detail

Lease Item	Detail
Lease Structure	Modified Gross Industrial
Lease Term	Three (3) Year Minimum
Availability	4th Qtr of 2025
Lease Rate (PSF)	\$5.95
Annual Increases	3.00%
Common Area Maintenance	Estimated Monthly Payment

\*Based on financial data provided by LS Commercial Real Estate Services, Inc.

# Market Factors

## Market Conditions

Available industrial space less than 60,000 sq. ft. continues to be limited. The subject space is unique in size and specifications making it highly desirable.

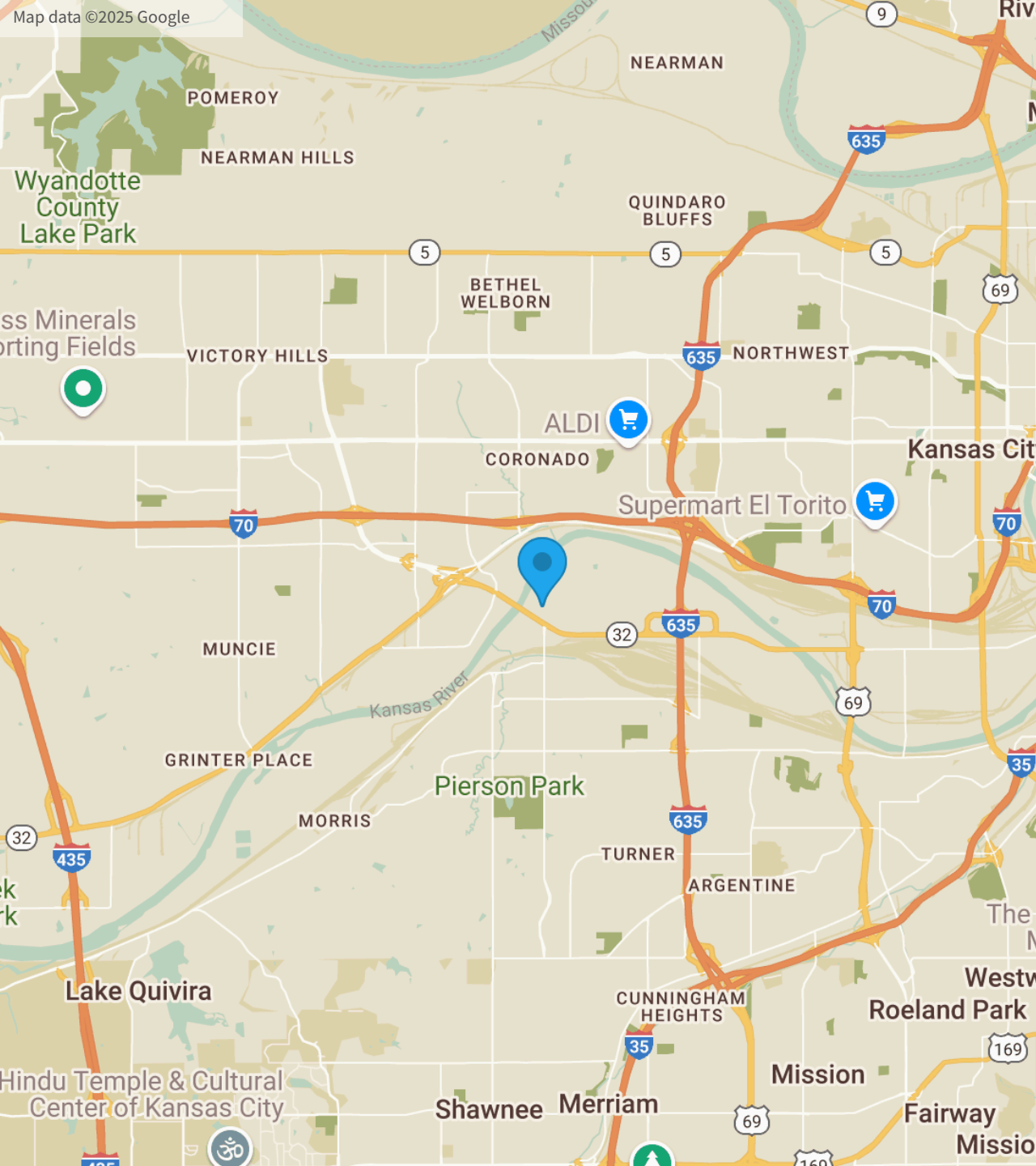
## Location

Centrally located at 55th Street and Kansas Ave in Kansas City, KS. In-fill location with immediate access to 635 Highway at Kansas Ave. Close proximity to the entire Kansas City Metro Area.

## Property Use

The property is zoned industrial and will support a wide variety of industrial uses including; manufacturing, assembly, distribution, e-commerce, warehouse and last mile logistics.





# Property Location

300 S 55th Street, Kansas City, KS



**LS COMMERCIAL REAL ESTATE SERVICES, INC.**

BROKERAGE ♦ MANAGEMENT

**For questions or should  
you require more  
information please see  
contact information below**

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