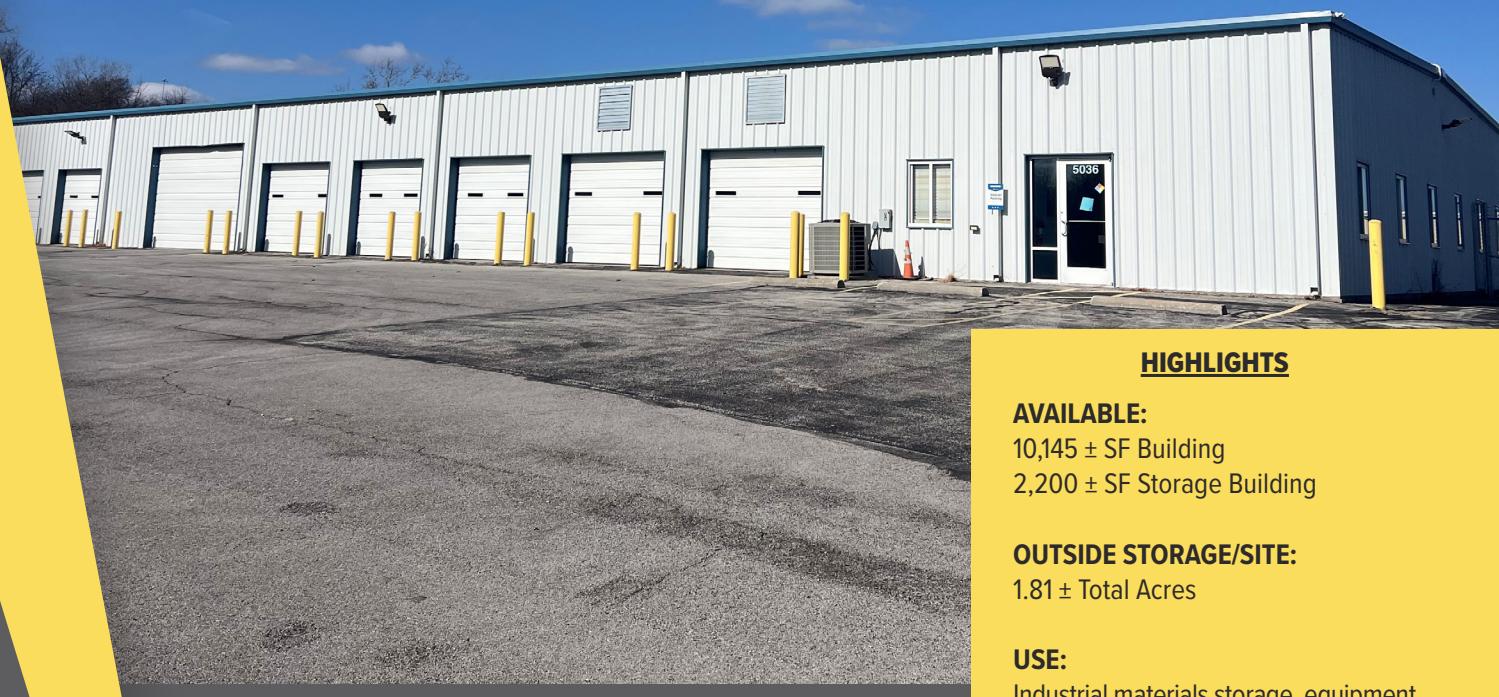


FOR LEASE

5036 NW Waukomis Drive
Northmoor, MO 64151



INDUSTRIAL BUILDING with OUTSIDE STORAGE

Excellent Northland Location with NO Earnings Tax!

HIGHLIGHTS

AVAILABLE:

10,145 ± SF Building
2,200 ± SF Storage Building

OUTSIDE STORAGE/SITE:

1.81 ± Total Acres

USE:

Industrial materials storage, equipment laydown, fleet parking, etc.

LEASE RATE:

Call for Pricing

Co-Listing Agents:



MIDWEST CAPITAL
REALTY ADVISORS
Commercial Real Estate Services

Richard Lanning, SIOR, CPM, CCIM
Midwest Capital Realty Advisors
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ARMOUR

Tom Demesko, Senior VP
Armour Realty LLC
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PROPERTY DATA SHEET

5036 NW Waukomis Drive | Northmoor, MO 64151



Midwest Capital Realty Advisors and **Armour Realty**, as Co-Listing Agents, are pleased to present a rare industrial leasing opportunity featuring **modern warehouse facilities** and highly sought after **outside storage** in the **Kansas City Northland**. Located in the Northmoor Business Park, this highly functional industrial asset offers exceptional accessibility and operational efficiency for a wide range of industrial and commercial uses.

MODERN INDUSTRIAL FACILITY WITH VERSATILE FEATURES

- ✓ **Total Building Area:** 10,145 ± SF industrial building with a 2,200 ± SF secondary shed
- ✓ **Land Area:** 1.81 ± Acres – ample yard space for outdoor storage and fleet parking – potential for additional land for expansion of outside storage
- ✓ **Year Built:** 2009 (main building), 2020 (shed) – modern construction standards
- ✓ **Metal Frame Construction:** insulated metal walls, pitched metal roof, and a concrete slab foundation
- ✓ **Ceiling Heights:** 10'8" eave height to 13' clear at the center
- ✓ **Power:** 400-amp, 3-phase electrical service

EXCEPTIONAL LOADING & STORAGE CAPABILITIES

- ✓ **18 Overhead Doors Total**
 - **17 Drive-in Doors** – 2 doors: 16' wide by 10' tall; and - 15 doors 10' wide by 8' tall flexible access for equipment, vehicles, and deliveries
 - **1 – 9'x 8' Dock Door** with pit-type leveler – optimizing loading/unloading efficiency
- ✓ **Fully Fenced & Gated Outside Storage** a rare find in the Kansas City metro area, ideal for equipment laydown, fleet parking, or materials storage



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AERIAL MAP

5036 NW Waukomis Drive | Northmoor, MO 64151



STRATEGIC LOCATION WITH SUPERIOR CONNECTIVITY

This property is ideally situated at the southwest quadrant of I-29 and Waukomis Drive, providing seamless access to major transportation corridors, including:

- ✓ **I-29, I-635, and Highway 169**
ensuring efficient regional and national distribution
- ✓ **5 miles from Downtown Kansas City**
easy access to the central business district
- ✓ **Proximity to Kansas City International Airport (MCI)**
supporting logistics and supply chain operations
- ✓ **No Kansas City, MO Earnings Tax**
offering potential cost savings for businesses and employees



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PROPERTY HIGHLIGHTS

5036 NW Waukomis Drive | Northmoor, MO 64151



ADDRESS:	5036 NW Waukomis Drive Northmoor, MO 64151	ELECTRICAL:	400 Amp, 120/208 Volt, 3-Phase
TOTAL SF:	10,145 ± SF Main Bldg. 2,200 ± SF Shed Bldg.)	LAND AREA:	1.81 ± Acres Potential for additional Land
OFFICE SPACE:	1,755 ± SF	ACCESS:	Easy access to I-29, I-635, and Highway 169
CONSTRUCTION:	2009 & 2020	LEASE RATE:	Call For Pricing
CONSTRUCTION:	Metal Walls & Roof	EST. RE TAXES:	\$1,196.34 per Mo.
ZONING:	Industrial/Commercial	EST. INSURANCE:	\$752.00 per Mo.
LOADING:	17 Drive-in Doors & 1 Dock Door	EST. OPEXP:	\$500 per Mo.
CEILING HEIGHT:	10'8" Eave Height & 13' Center	OTHER:	Excellent Northland location with NO earnings tax



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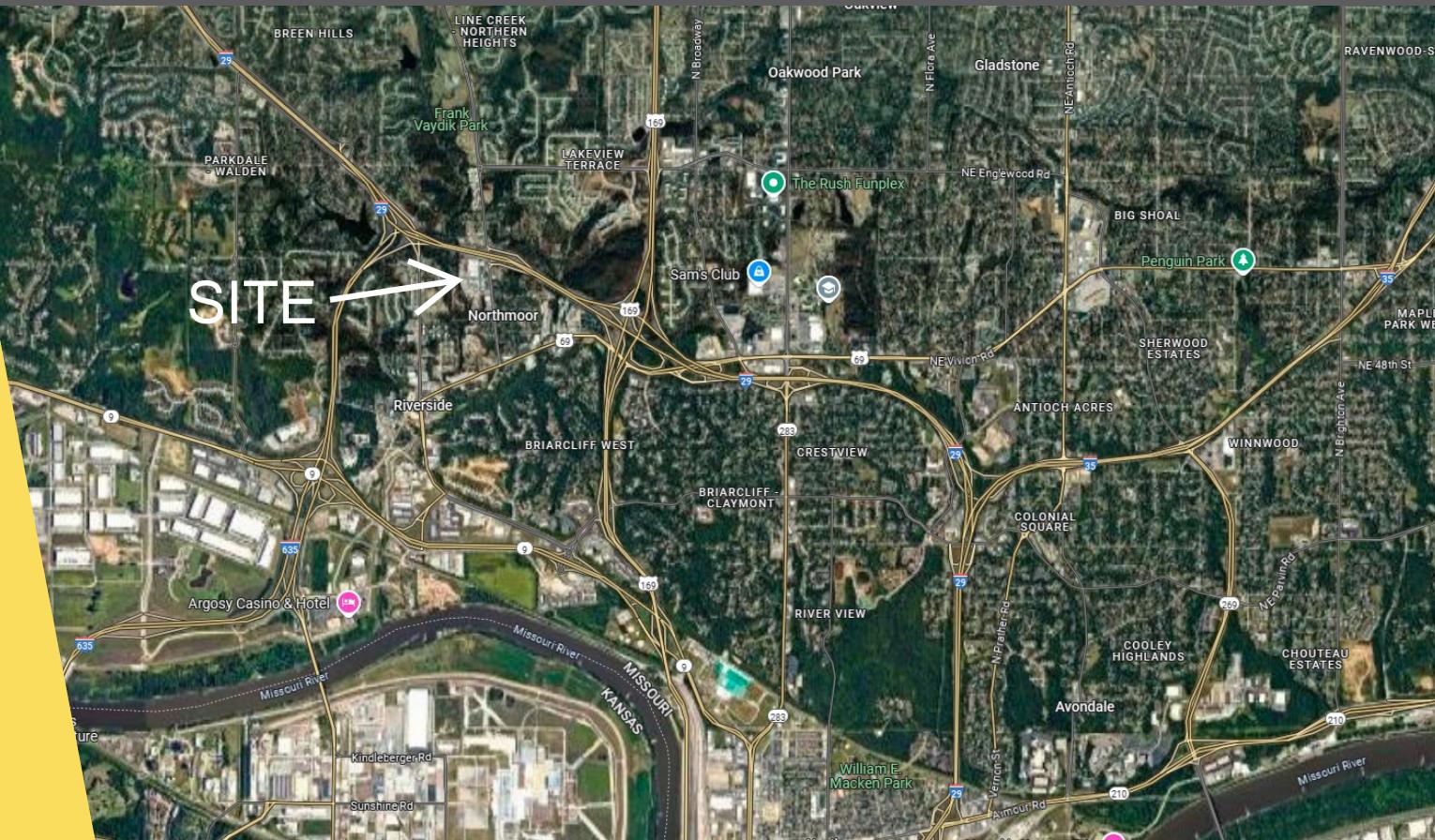
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AERIAL MAP

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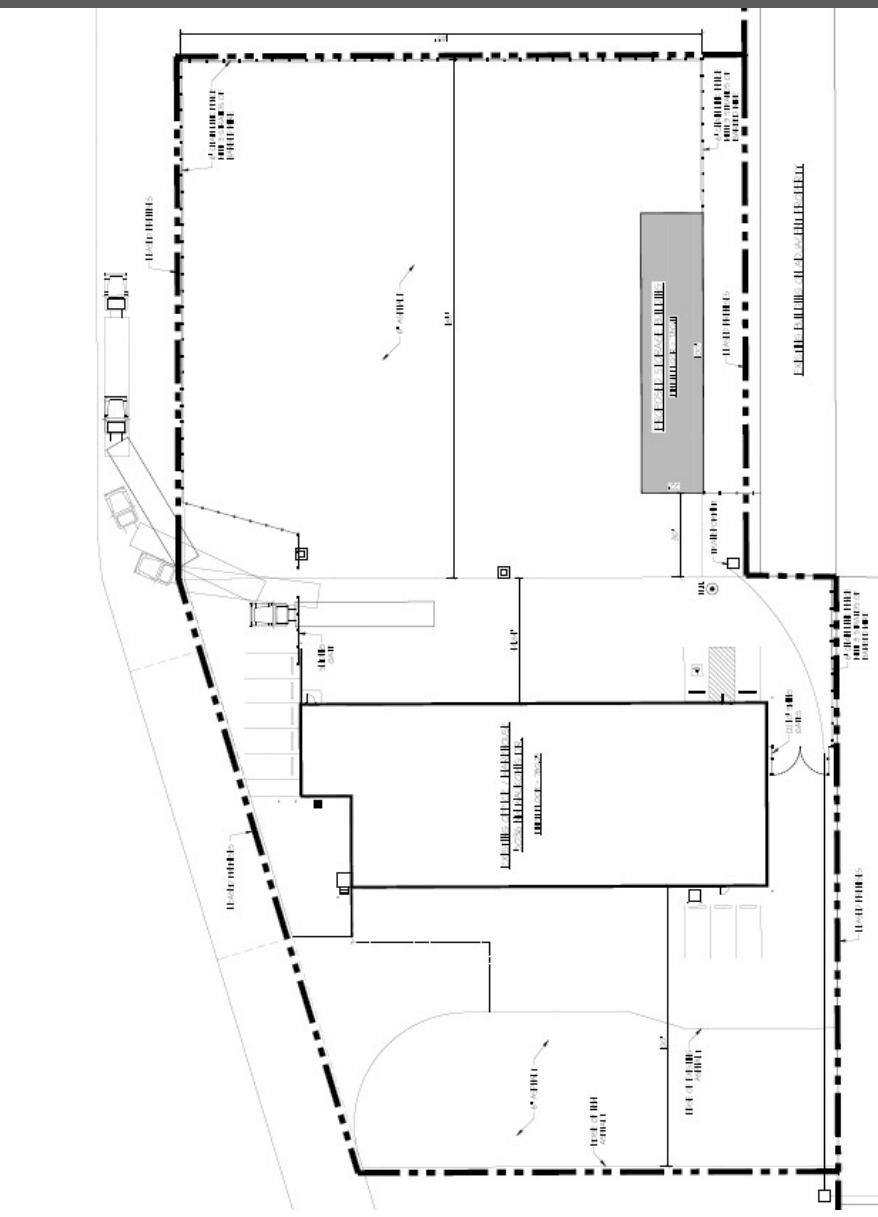
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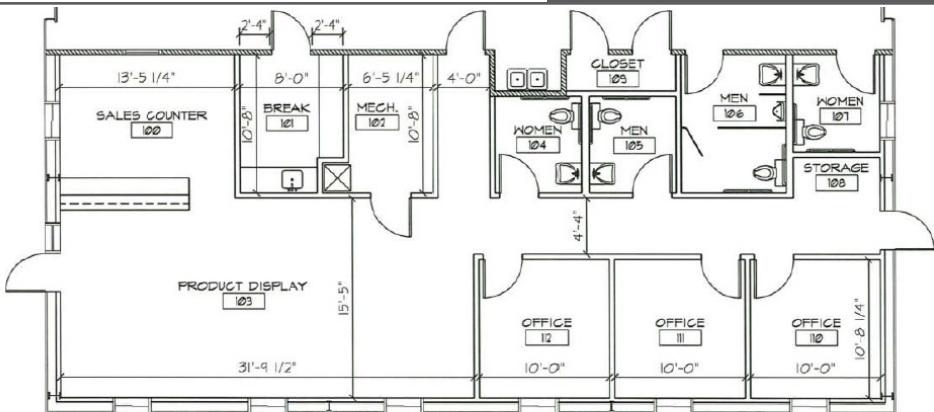
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SITE PLAN

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OFFICE FLOOR PLAN



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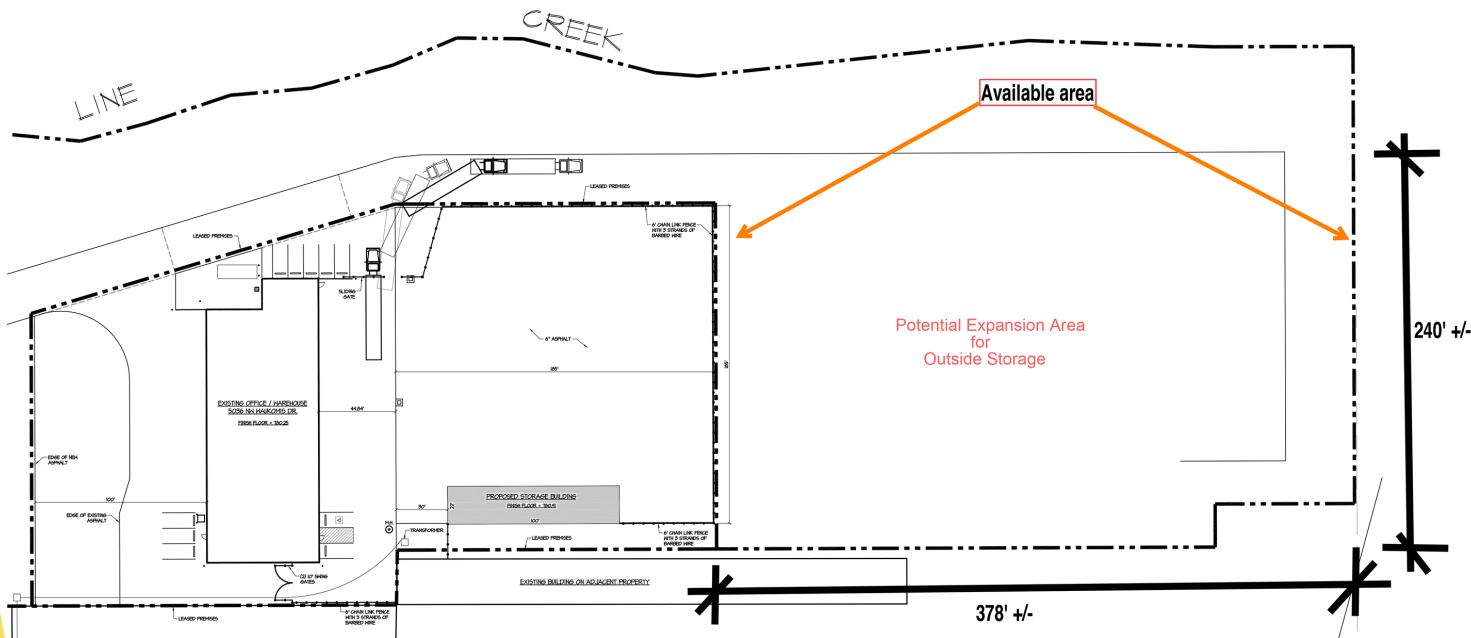
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AVAILABLE LAND FOR EXPANSION PLAN

5036 NW Waukomis Drive | Northmoor, MO 64151



IDEAL FOR A VARIETY OF INDUSTRIAL USES

- ✓ **Logistics & Distribution**
excellent transportation infrastructure for freight movement
- ✓ **Fleet Operations & Equipment Storage**
secured yard with multiple access points
- ✓ **Light Manufacturing & Assembly**
adaptable workspace with high power capacity
- ✓ **Construction & Trade Services**
ample storage for vehicles and materials

YOUR COMPETITIVE ADVANTAGE IN KANSAS CITY'S INDUSTRIAL MARKET

Northmoor is an emerging industrial hub in Platte County, benefiting from business-friendly policies and access to a strong labor pool. With limited availability of industrial sites with outside storage, this property presents a prime leasing opportunity for companies looking to establish or expand their footprint in the Kansas City Northland.

CONTACT US TODAY TO SCHEDULE A TOUR AND SECURE THIS UNIQUE INDUSTRIAL SPACE BEFORE IT'S GONE!

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