



51,018 SF Building on 5.5 Acre Site for Sale or Lease

**2727 ROE LANE
KANSAS CITY, KANSAS**

Property Highlights

- 51,018 sf building on 5.5 acre site
- Exceptional infill location adjacent to I-35, I-70, I-635 and 69 Highway
- Active BNSF rail service
- 2,125 sf of office area
- 14'-20' ceiling clearance
- 25' x 25' column spacing in main warehouse
- 4 (\pm) acres of fenced, secured, graded outdoor storage
- Office area and building renovated in 2020
- Occupancy provided upon 60 days' notice
- 2 ramped 21' wide drive-in doors
- 1 grade level drive-in door
- 16 dock-high doors
- 800 amp/480 volt electrical service
- M3 heavy industrial zoning
- 2026 estimated taxes \$0.63/sf
- 2026 estimated CAM \$0.10/sf
- 2026 estimated insurance \$0.54/sf
- Lease rate \$5.95/sf, NNN
- Sale price \$3,750,000

For information, please contact:

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John F. Hassler, SIOR

Executive Managing Director, Principal
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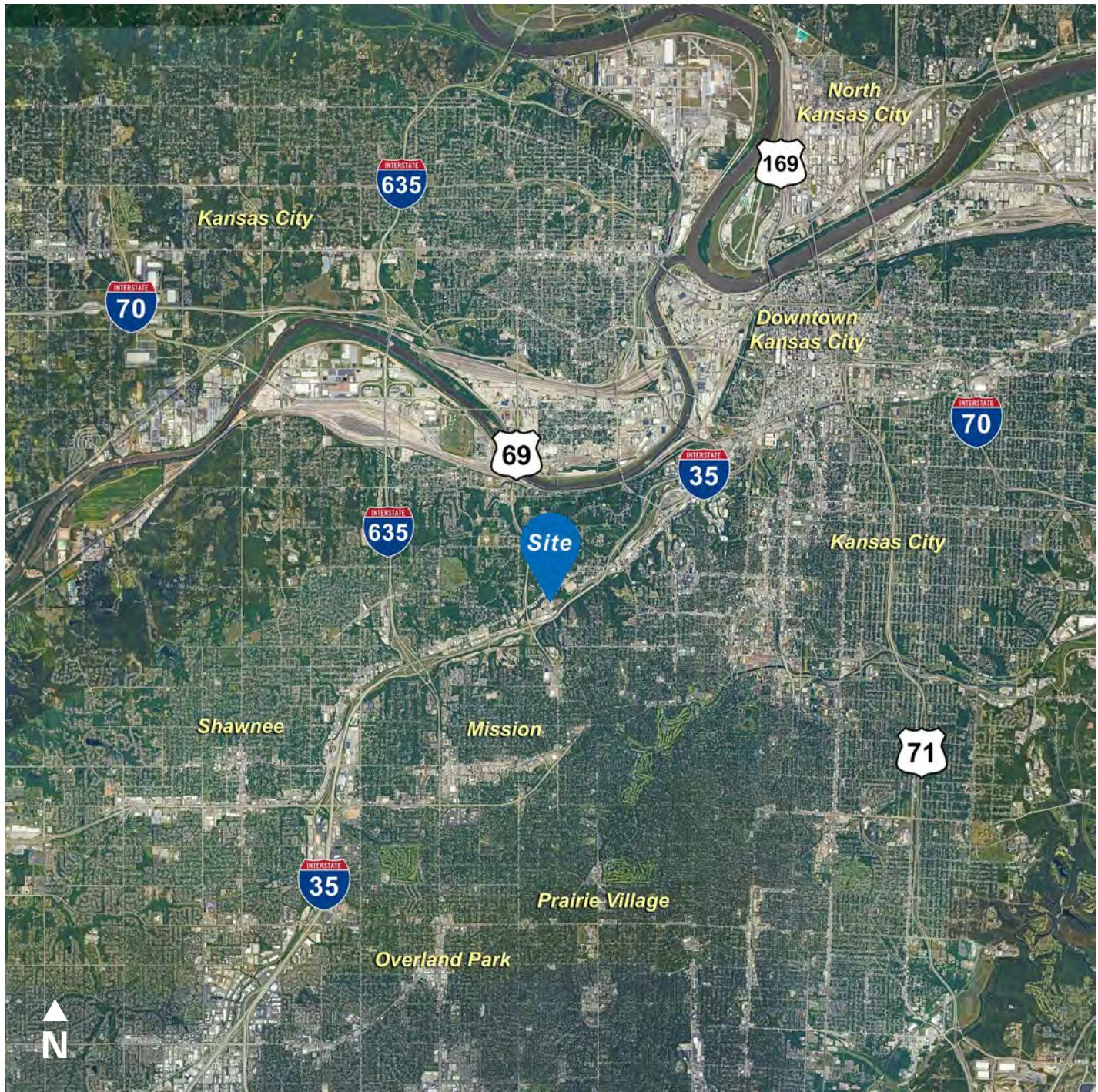
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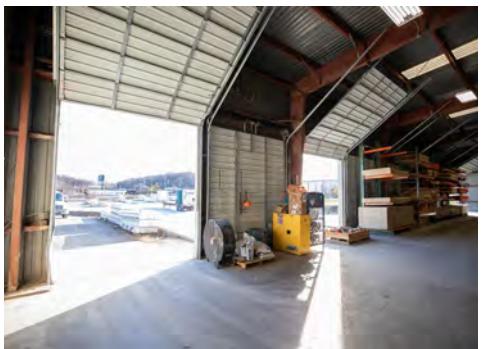
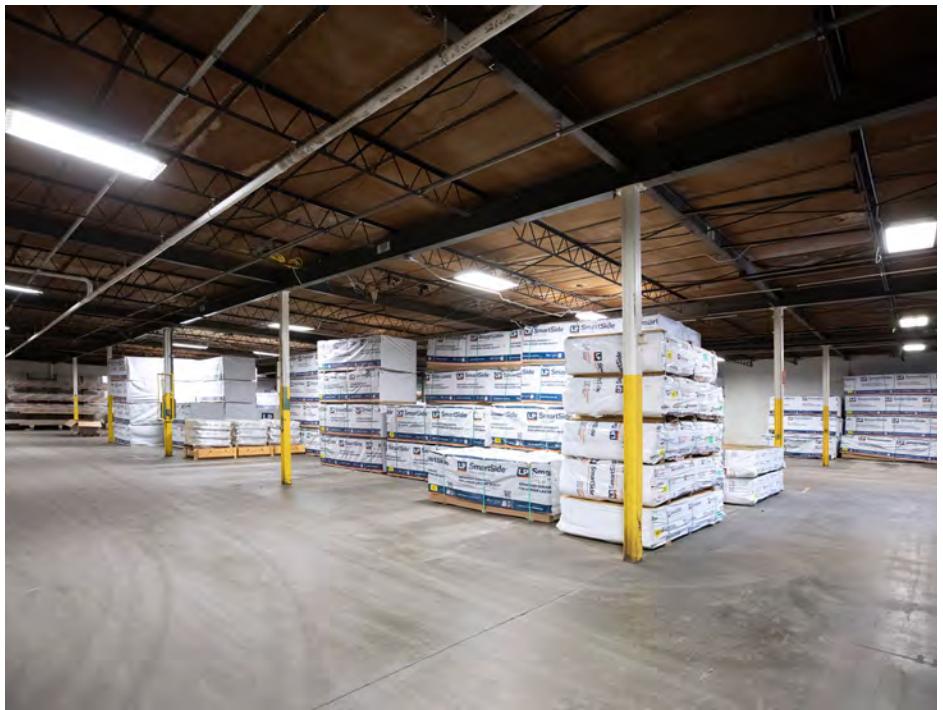
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