



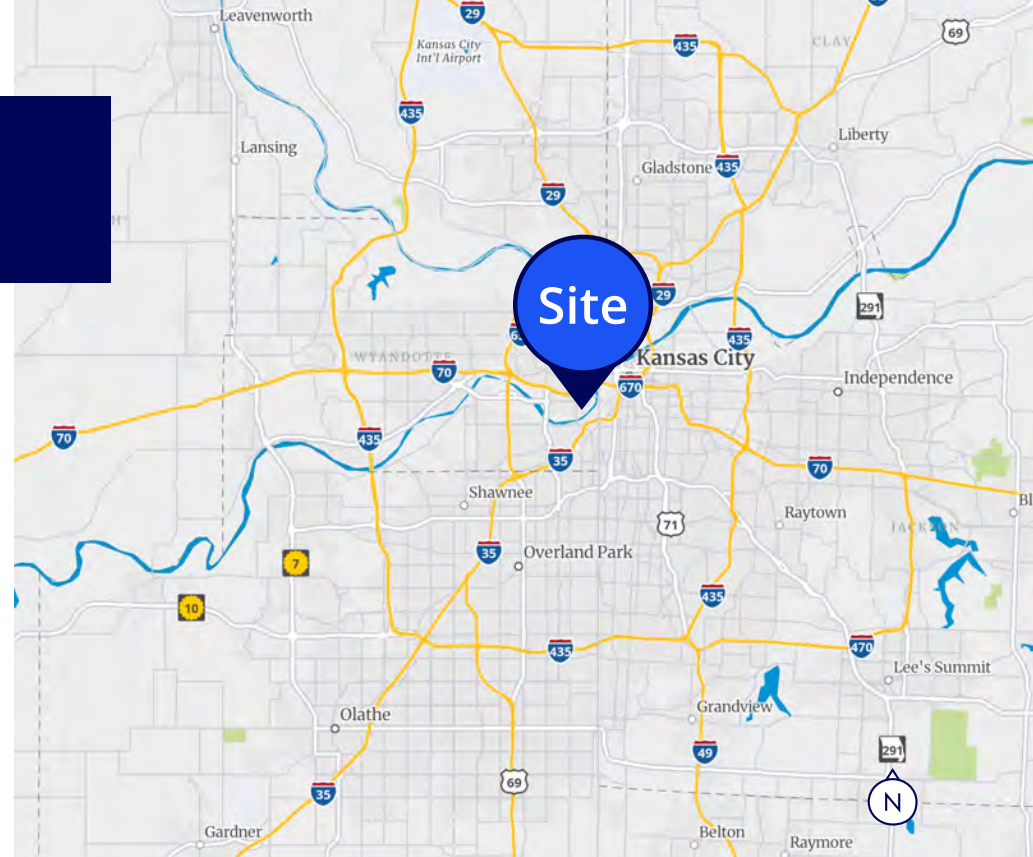
For Lease

500 Osage Avenue Kansas City, Kansas

Property Specifications

500 Osage Avenue

Total Building Size:	169,498 SF
Available SF:	96,939 SF (1,970 SF office)
Land Area:	12.67 acres
Construction Type:	Concrete lower; insulated metal upper
Clear Height:	36'
Column Spacing:	50'x60'
Loading:	<ul style="list-style-type: none">• 28 Docks (10 with pit levelers)• 3 Drive-ins (2- 14'x16') (1- 9'x10')
Electrical:	400 amps/480v/3 phase
Sprinkler:	ESFR
Lighting:	LED
Floors:	6" reinforced concrete
Truck Court:	135' (north and south truck courts)
Additional:	<ul style="list-style-type: none">• Cross Dock Facility• Central City-Armourdale Location• Quick access to I-70 and I-35
Lease Rate:	\$5.50/SF NNN
Estimated NNN Expenses:	<ul style="list-style-type: none">• Taxes: \$2.35/SF• Insurance: \$0.20/SF• CAM: Tenant to self-perform





For Lease
500 Osage Avenue

John Stafford, SIOR

Vice Chair
+1 816 556 1184
john.stafford@colliers.com

Ed Elder

President
+1 816 556 1135
ed.elder@colliers.com

Colliers Kansas City
4900 Main Street, Suite 400
Kansas City, MO 64112
colliers.com/kansascity

