

1206-1208-1210 NE DOUGLAS STREET LEE'S SUMMIT, MO

NNN LEASE	1206 & 1208 - \$14/SF +NNN / 1210 - \$17/SF +NNN
BUILDING SIZE	1206 - 4303 SQ FT / 1208 - 5148 SQ FT / 1210 - 8089 SQ FT
LOCATION DETAILS	I-470 HWY ACCESS / HIGH VISIBILITY / SIGNAGE
ZONING	P1
TRAFFIC COUNT	131,436 VEHICLES / DAY
CEILING HEIGHT	18FT WAREHOUSE
ENTRANCES	4 FRONT DOORS / 4 REAR DOORS
DOCKS	2 - 10 FT DRIVE-IN / 2 - 10 FT DRIVE-UP
PARKING	40 SPACES
ELECTRICAL	3 PHASE
FLEX SPACE	OFFICES & 1210 WAREHOUSE CLIMATE CONTROLLED
SECURITY	SECURITY SYSTEM / EXTERIOR BUILDING LIGHTING
BUILD DATE	1998
ADDITIONAL DETAILS	REINFORCED CONCRETE / FLEX SPACE - POTENTIAL OUTSIDE STORAGE



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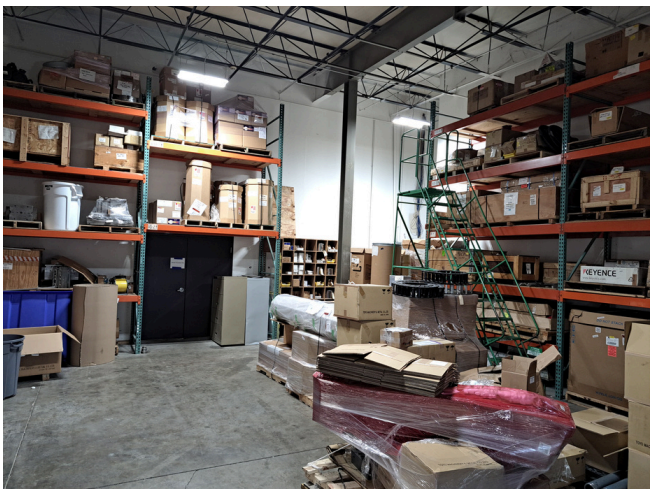




1206
Gallery

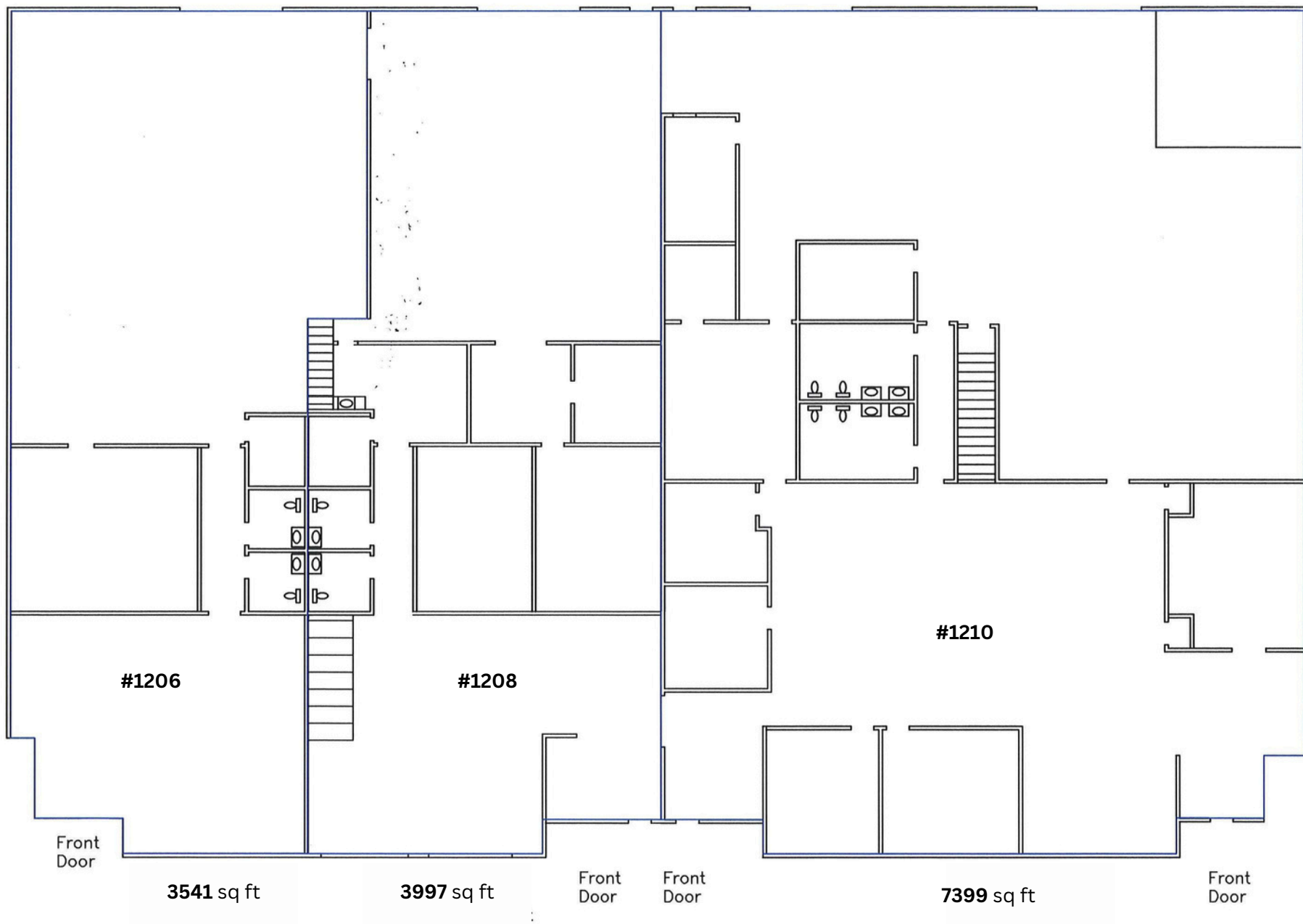


1208
Gallery



1210
Gallery





#1206

3541 sq ft

#1208

3997 sq ft

#1210

7399 sq ft

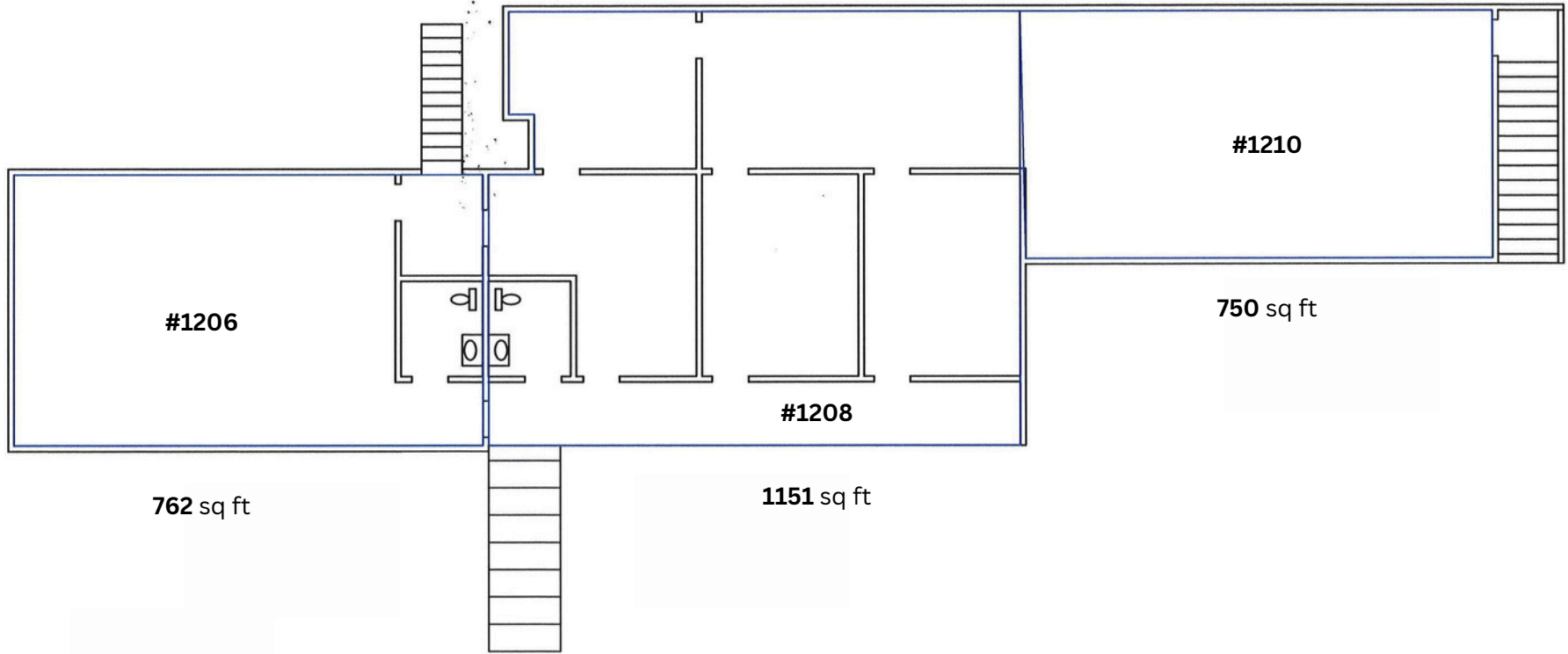
Front Door

Front Door

Front Door

Front Door

TOTAL
14,937 SQ FT



#1206

762 sq ft

#1208

1151 sq ft

#1210

750 sq ft

TOTAL
2,663 SQ FT