# Industrial Buildings For Lease

120 Kansas Avenue Kansas City, Kansas

John Stafford, SIOR Vice Chair +1 816 556 1184 john.stafford@colliers.com

#### Ed Elder

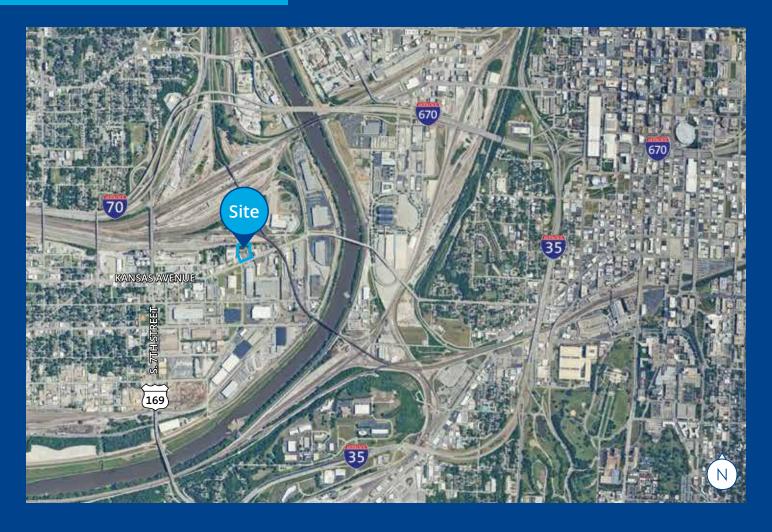
President +1 816 556 1135 ed.elder@colliers.com



Accelerating success.

# Property Profile

## **120 Kansas Avenue**



# **Property Overview**

- Total building size: 19,095± SF (3 buildings)
- Acres: 2.15±
- Zoning: M-3
- Fenced/paved outdoor storage
- Central city location with easy access to I-70 & I-35
- Lease rate: \$9.50 PSF, NNN
- Estimated NNN Charges:
  - Taxes: \$1.70 PSF
  - Insurance: \$0.18 PSF
  - CAM: Tenant to self-perform

# Building 1



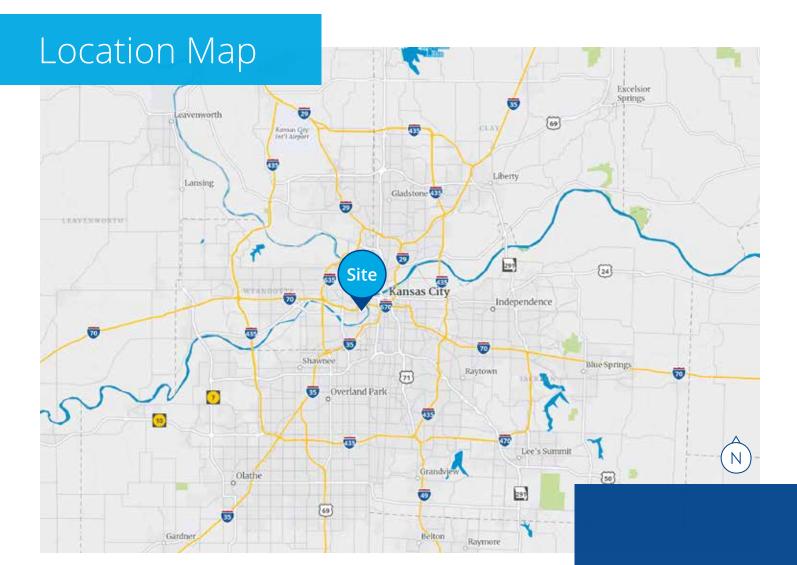
- Building size: 9,645± SF (2,000± SF office)
- Loading: (4) 10'x14' drive-ins;
  (2) 12'x14' drive-ins;
  (1) 14'x14' drive-in
- Drive-thru loading
- Clear height: 13'-17'±
- Electrical service: 600a/240v/3ph
- 1-ton overhead crane



- Building size: 5,700± SF (0 SF office)
- Loading: (2) 11'x11' drive-ins; (1) recessed dock
- Clear height: 12'±
- Electrical service: 100a/240v/3ph



- Building size: 3,750± SF (0 SF office)
- Loading: (4) 18'x16' drive-ins
- Drive-thru loading
- Clear height: 18'-22'±
- Electrical service: 400a/240v/3ph





This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

# 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**

4520 Main Street, Suite 1000 Kansas City, MO 64111 +1 816 531 5303 colliers.com/kansascity

