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

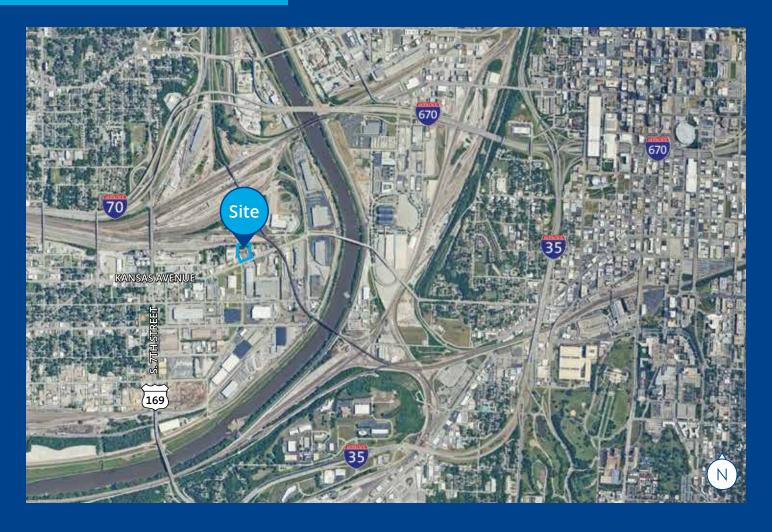
President +1 816 556 1135 ed.elder@colliers.com



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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



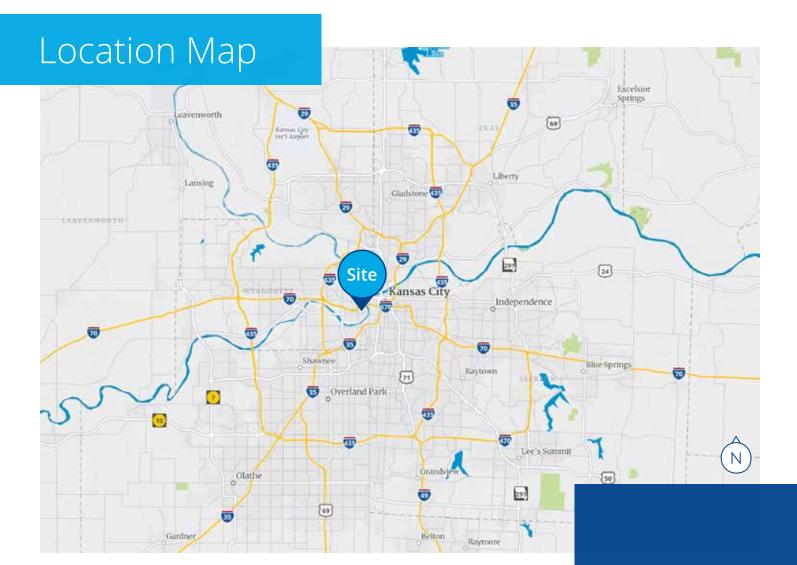
- Building size: 9,645± SF (2,000± SF office)
- Loading: (4) 10'x14' drive-ins;
 (2) 12'x14' drive-ins;
 (1) 14'x14' drive-in
- Drive-thru loading
- Clear height: 13'-17'±
- Electrical service: 600a/240v/3ph
- 1-ton overhead crane



- 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





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John Stafford, SIOR

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

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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

