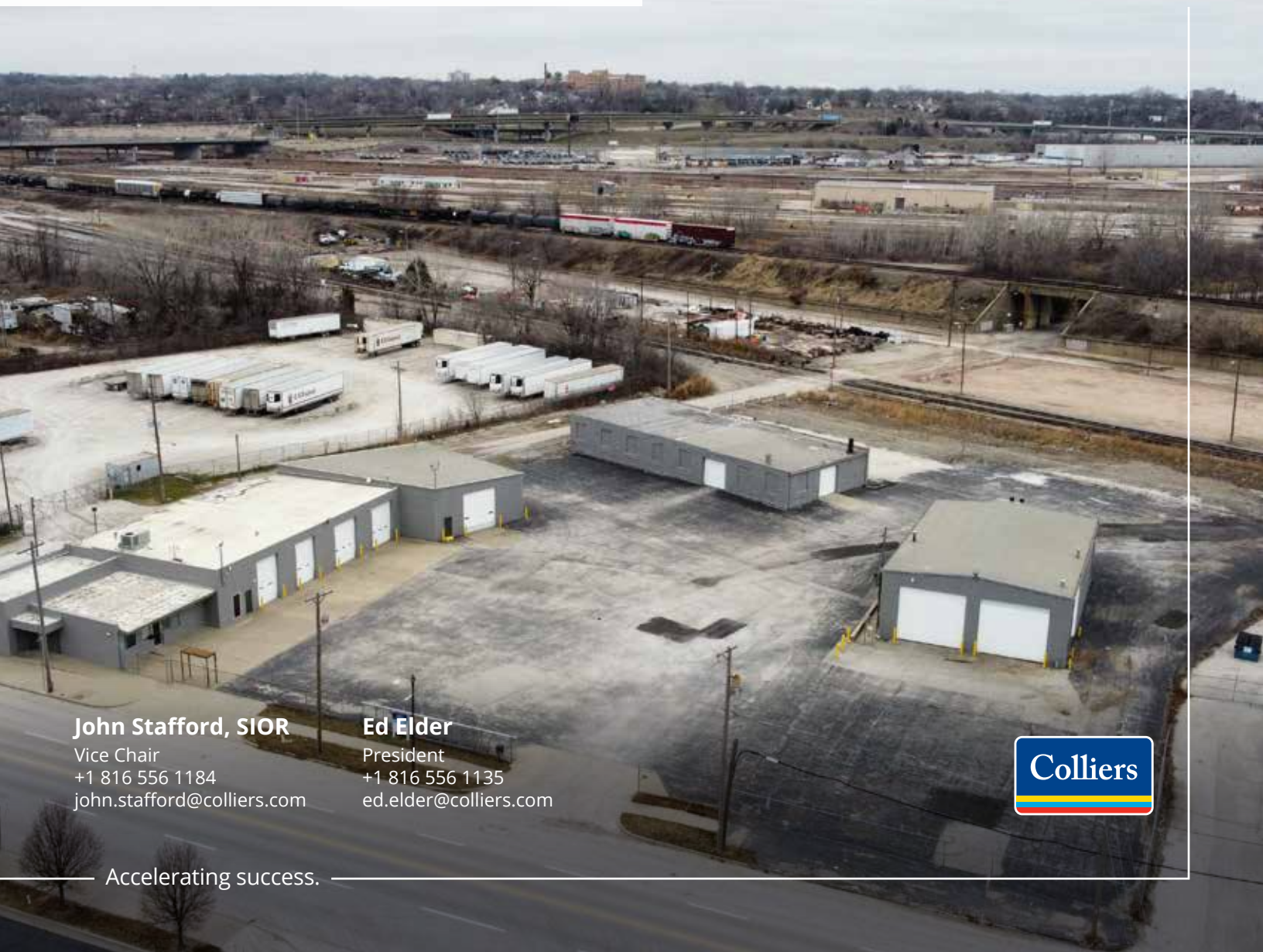


Industrial Buildings For Lease

120 Kansas Avenue
Kansas City, Kansas



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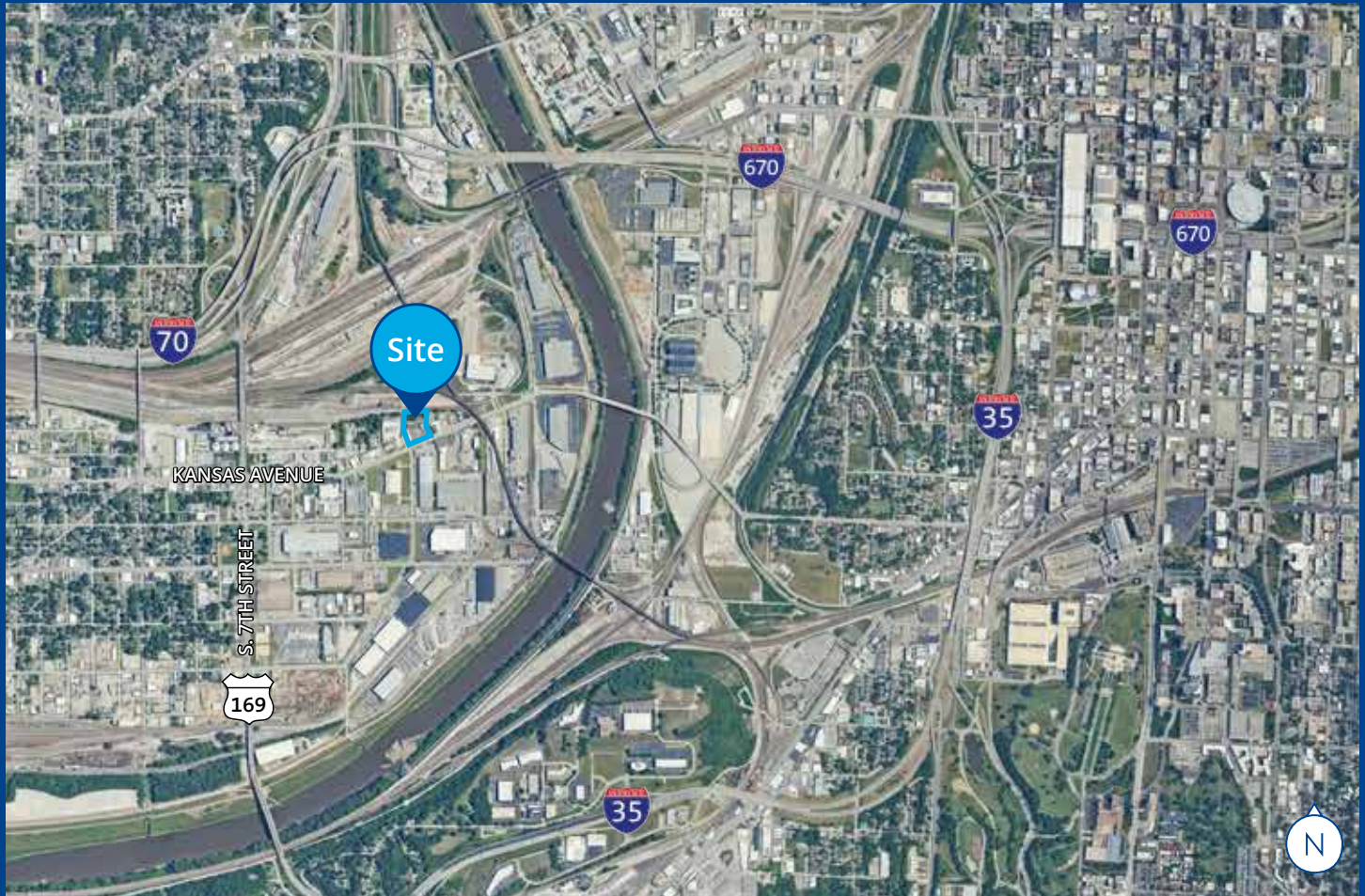
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Colliers

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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 2



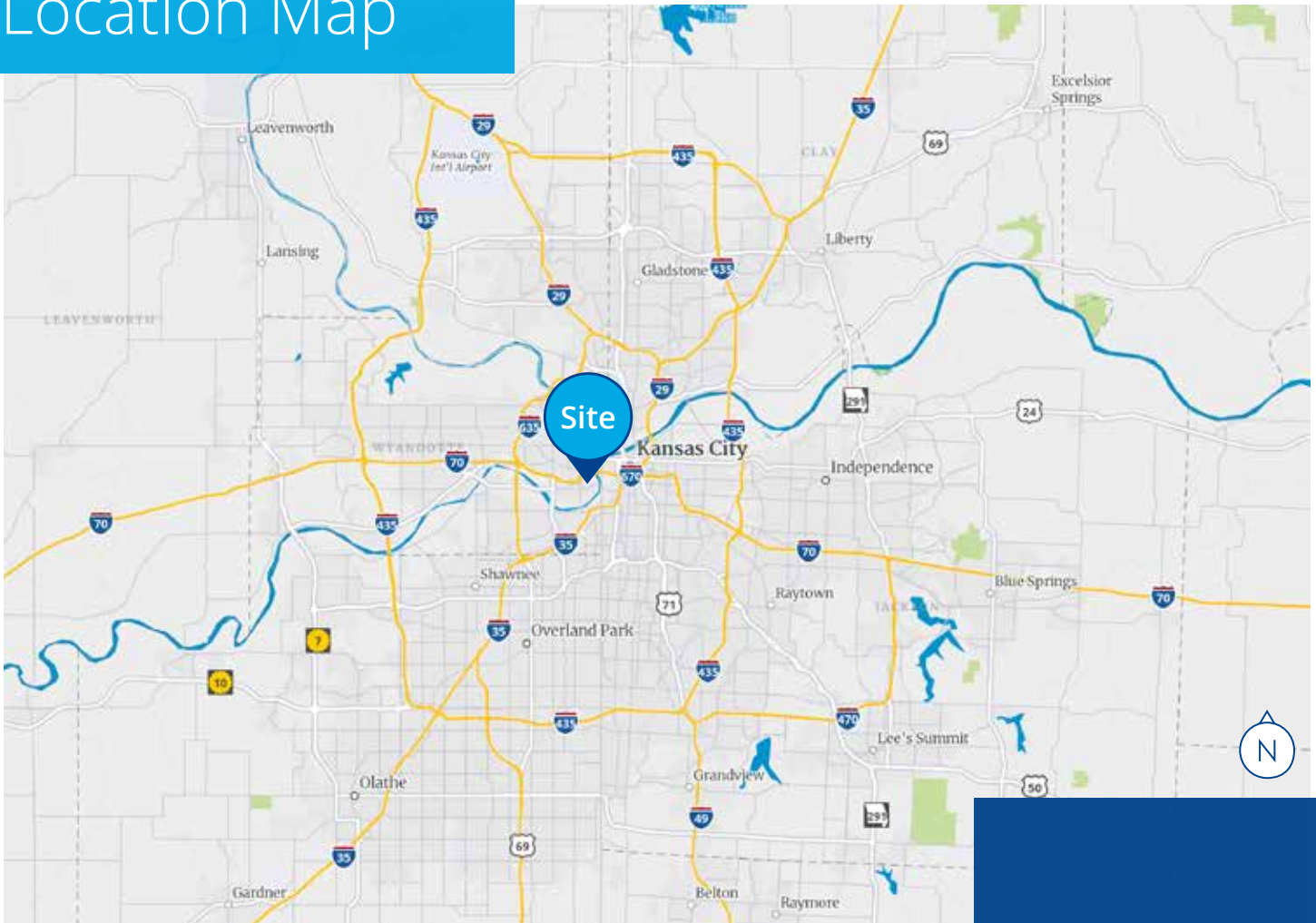
- Building size: 5,700± SF (0 SF office)
- Loading: (2) 11'x11' drive-ins; (1) recessed dock
- Clear height: 12'±
- Electrical service: 100a/240v/3ph

Building 3



- 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

Location Map



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