



Colliers

For Lease

Lease Rate:

\$4.25 PSF, NNN

Contact:

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Colliers Kansas City

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5450 Deramus Avenue Kansas City, Missouri

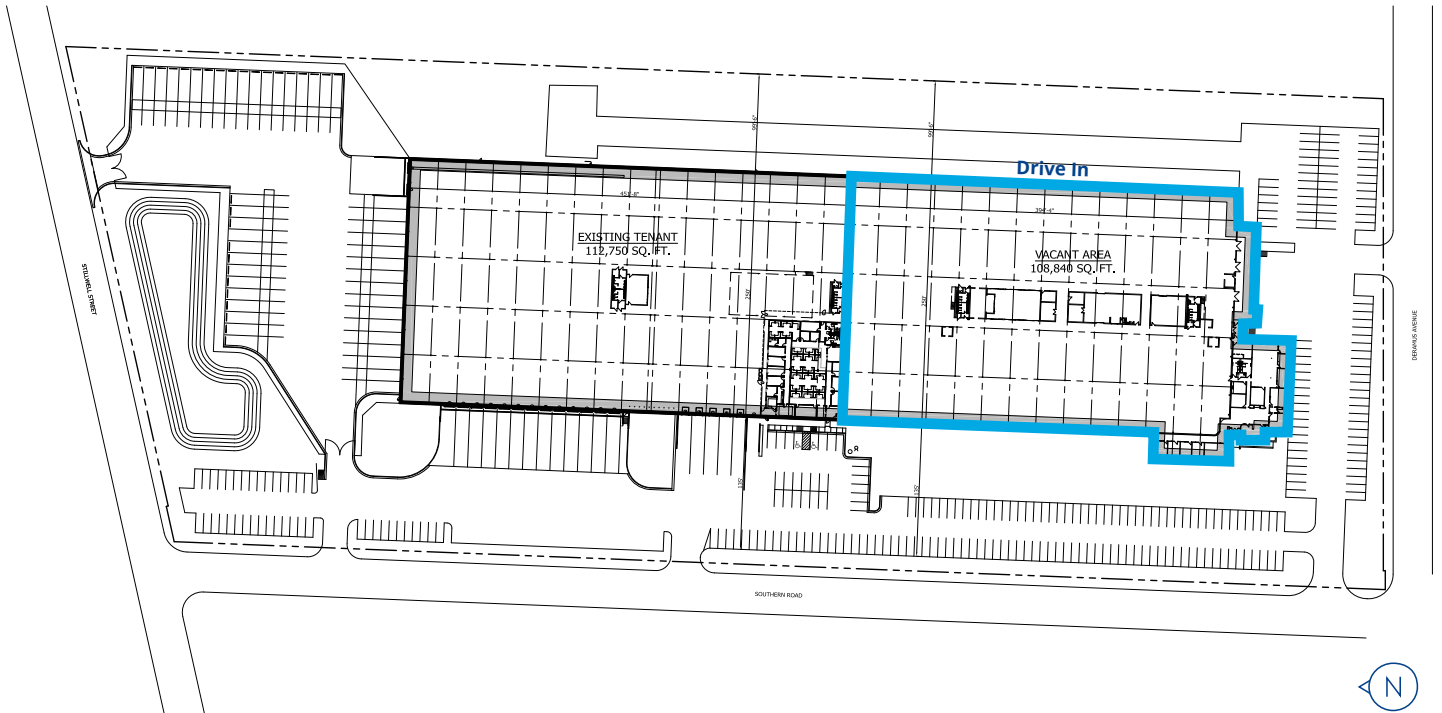
Property Features

- Building size: 220,882± SF
- Space available: 109,061± SF (divisible to 68,517± SF)
 - » Office: 9,000± SF
- Loading (for vacancy):
 - » Six dock-high doors
 - » One drive-in door (14'x12')
- Clear height: 12'-17'
- Previously fully air-conditioned
- Electrical service: 1,200 amps/480v/3-phase (expandable)
- Abundant car parking
- Trailer parking available
- Fully fenced property
- Estimated NNN Charges:
 - » Taxes: \$1.06 PSF
 - » Insurance: \$0.32 PSF
 - » CAM: \$0.49 PSF

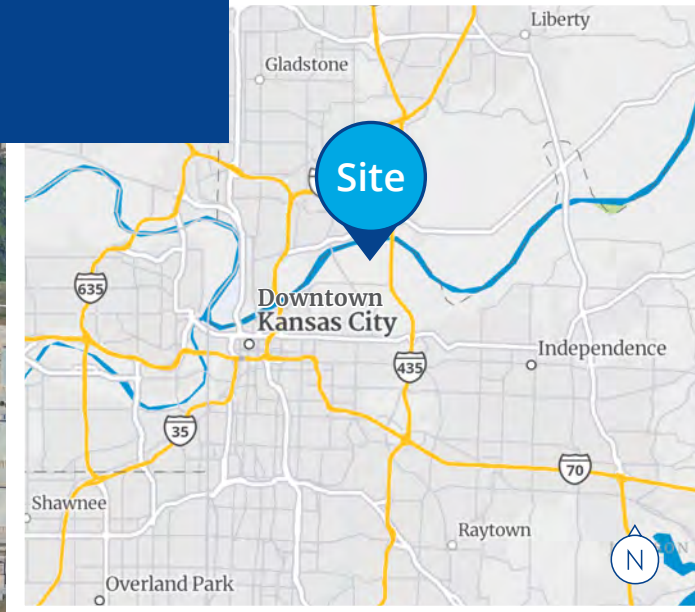
Accelerating success.

Floor Plan

5450 Deramus Avenue: 109,061± SF



5450 Deramus Avenue



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