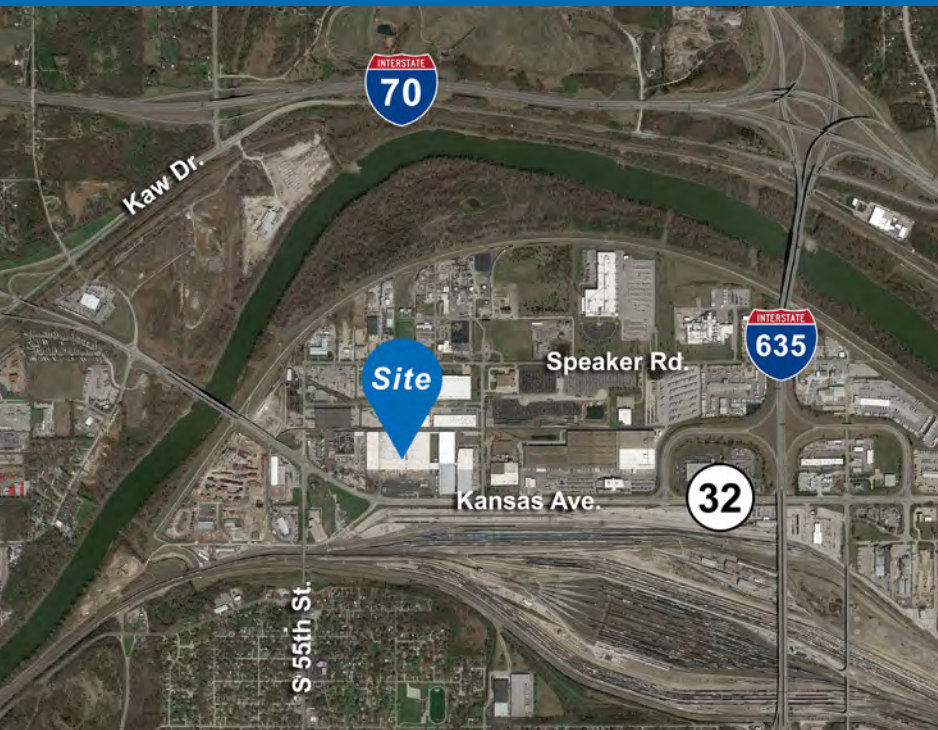


5300 Kansas Avenue

Kansas City, Kansas



Recently Renovated Infill Logistics Building Available for Lease



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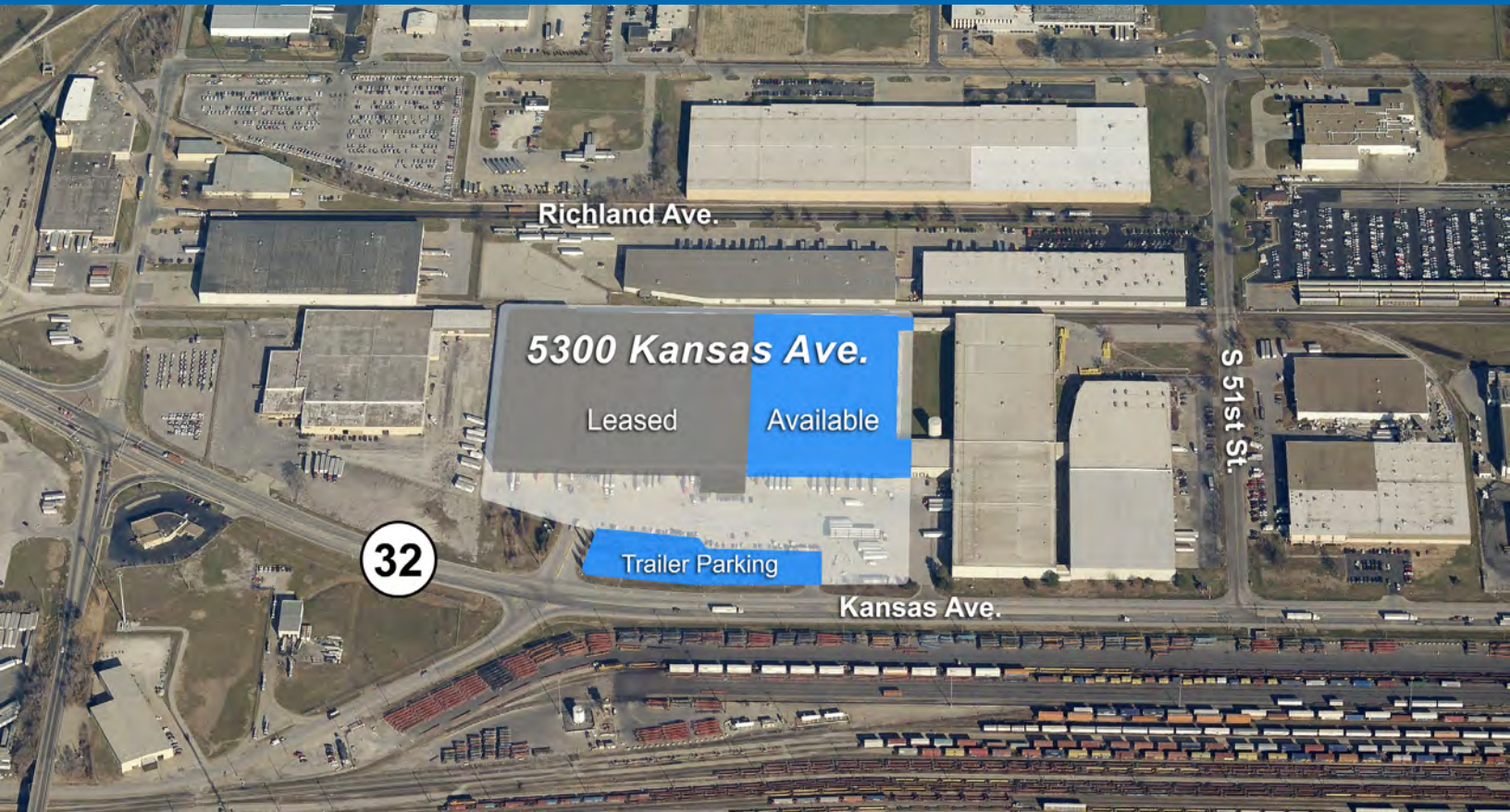
**NEWMARK
ZIMMER**

**SEALY &
COMPANY**

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5300 Kansas Avenue

Kansas City, Kansas



191,740 SF Industrial Space Available for Lease

Property Advantages:

- ◆ Among the most centralized locations within the Kansas City metropolitan area
- ◆ Excellent access to I-635 and I-70
- ◆ Lease rate \$3.75/SF, NNN
- ◆ Designed to serve mid-sized and bulk tenants in need of infill logistics space

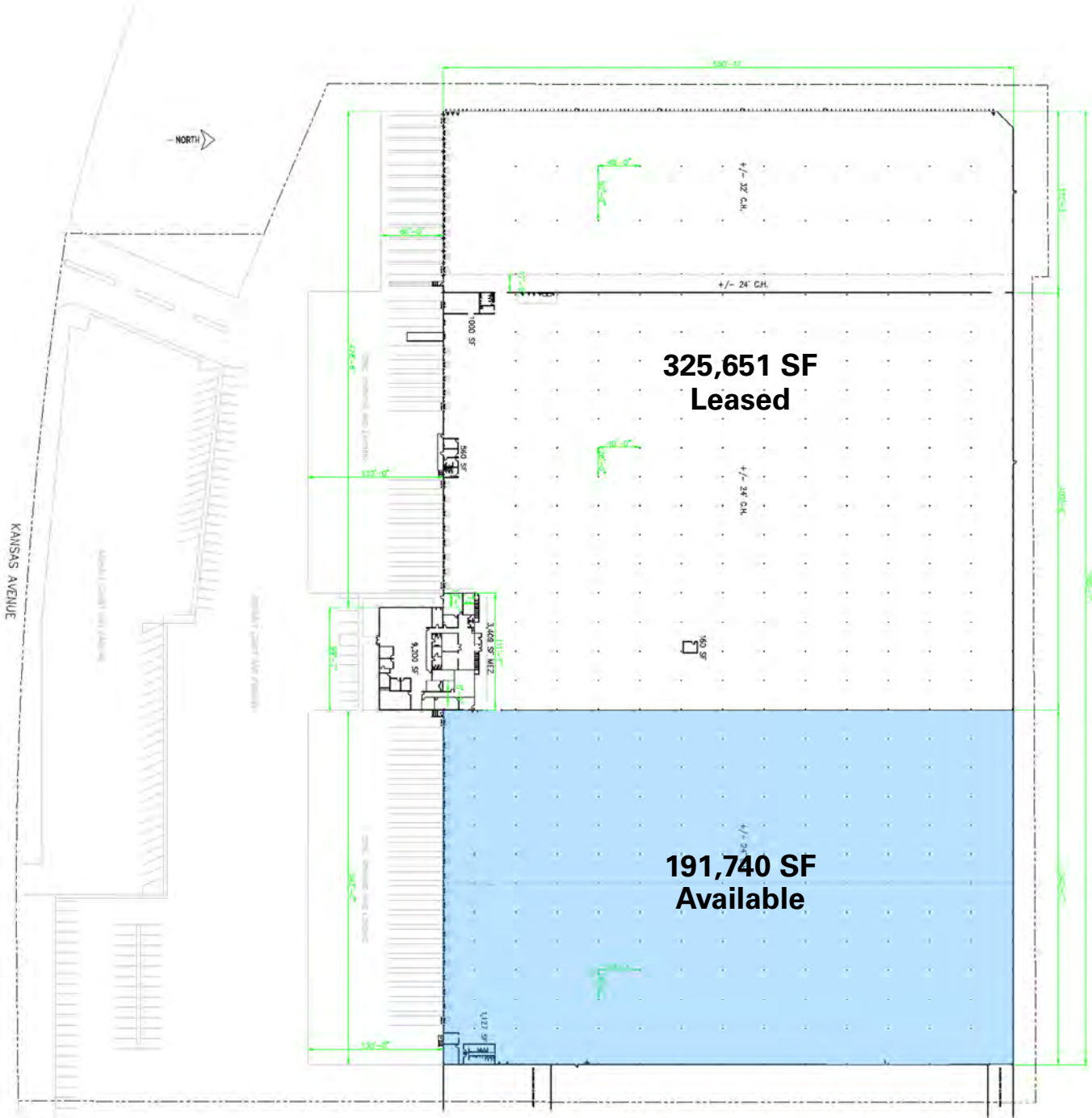
Building Features:

- ◆ 1,177 SF of recently renovated office area
- ◆ 24' ceiling clearance
- ◆ 21 dock-high doors
- ◆ Full dock packages
- ◆ ESFR sprinkler system
- ◆ **Parking for 60 trailers**
- ◆ Recently installed TPO roof system, motion sensor LED lighting, plumbing fixtures, interior paint and office area updates

5300 Kansas Avenue

Kansas City, Kansas

Building Plan:

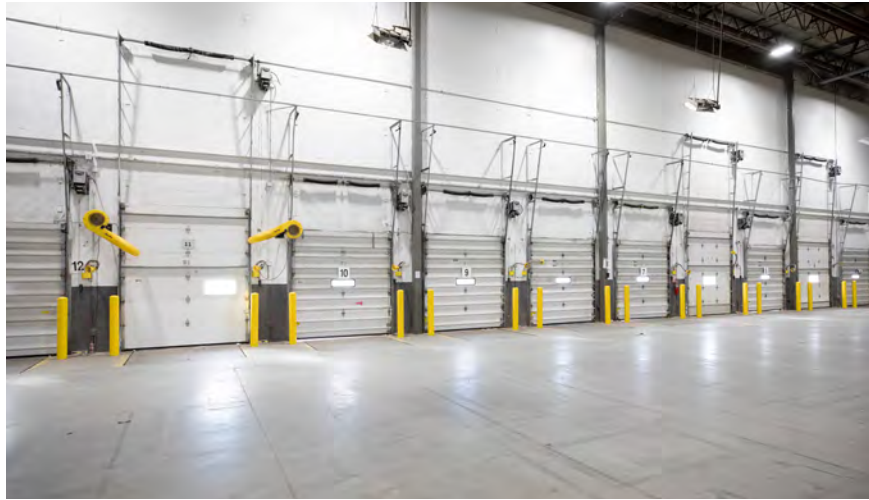


* 3,640 +/- SF included in building Link

5300 Kansas Avenue

Kansas City, Kansas

Building Photos:



5300 Kansas Avenue

Kansas City, Kansas

