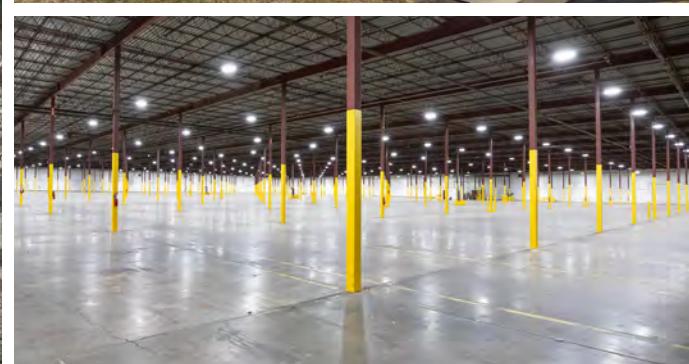


5300 Kansas Avenue

Kansas City, Kansas



Recently Renovated Infill Logistics Building Available for Lease



Mark C. Long, CRE, SIOR, CCIM, LEED
President and Chief Executive Officer
t 816-512-1011
mlong@nzimmer.com

John F. Hassler, SIOR
Executive Managing Director
t 816-268-4208
jhassler@nzimmer.com

William Shagets
Regional Director
t 214-213-4501
williams@sealynet.com

1220 Washington Street, Suite 300
Kansas City, MO 64105
nmrkzimmer.com

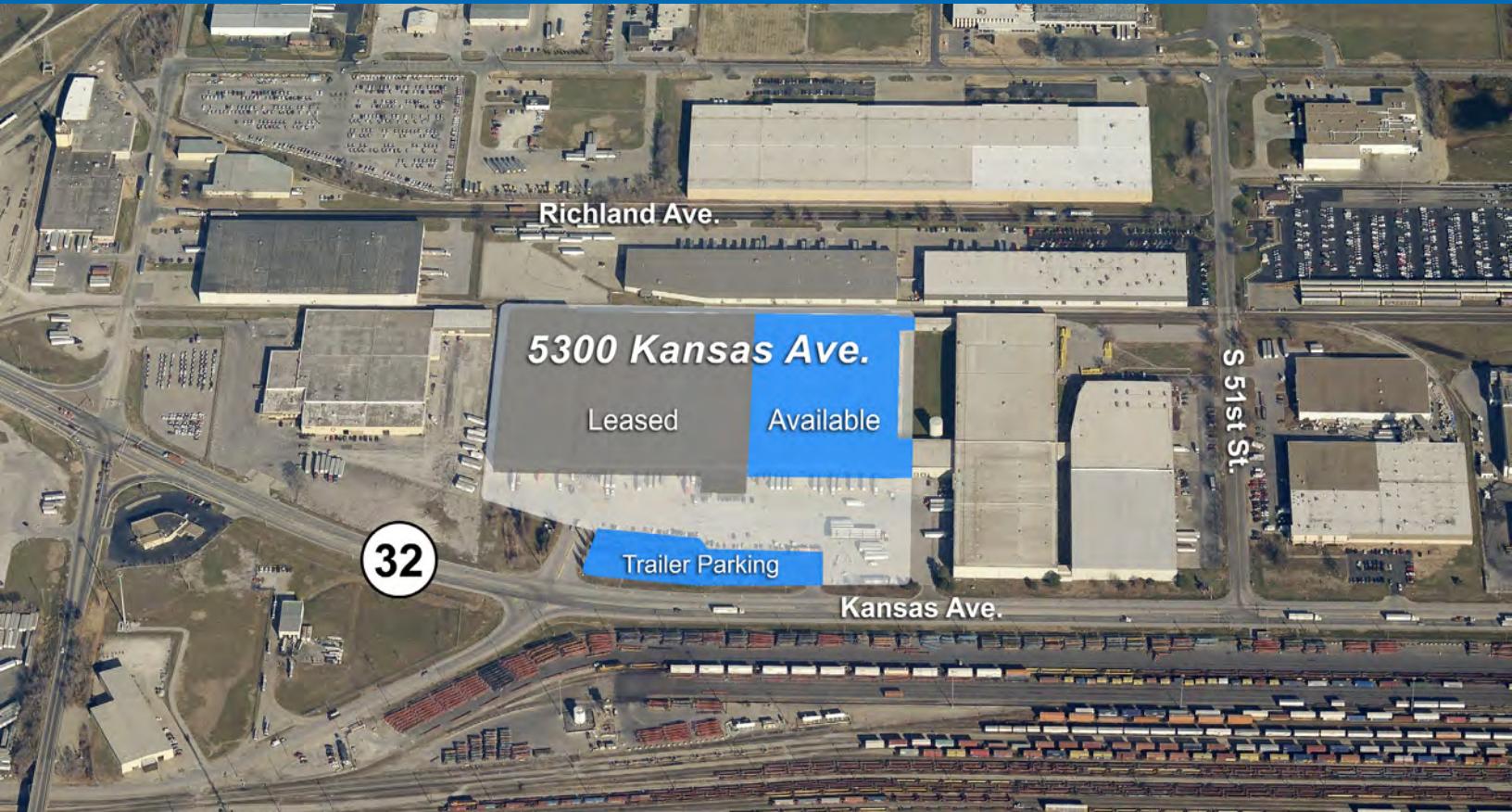

NEWMARK
ZIMMER

 **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

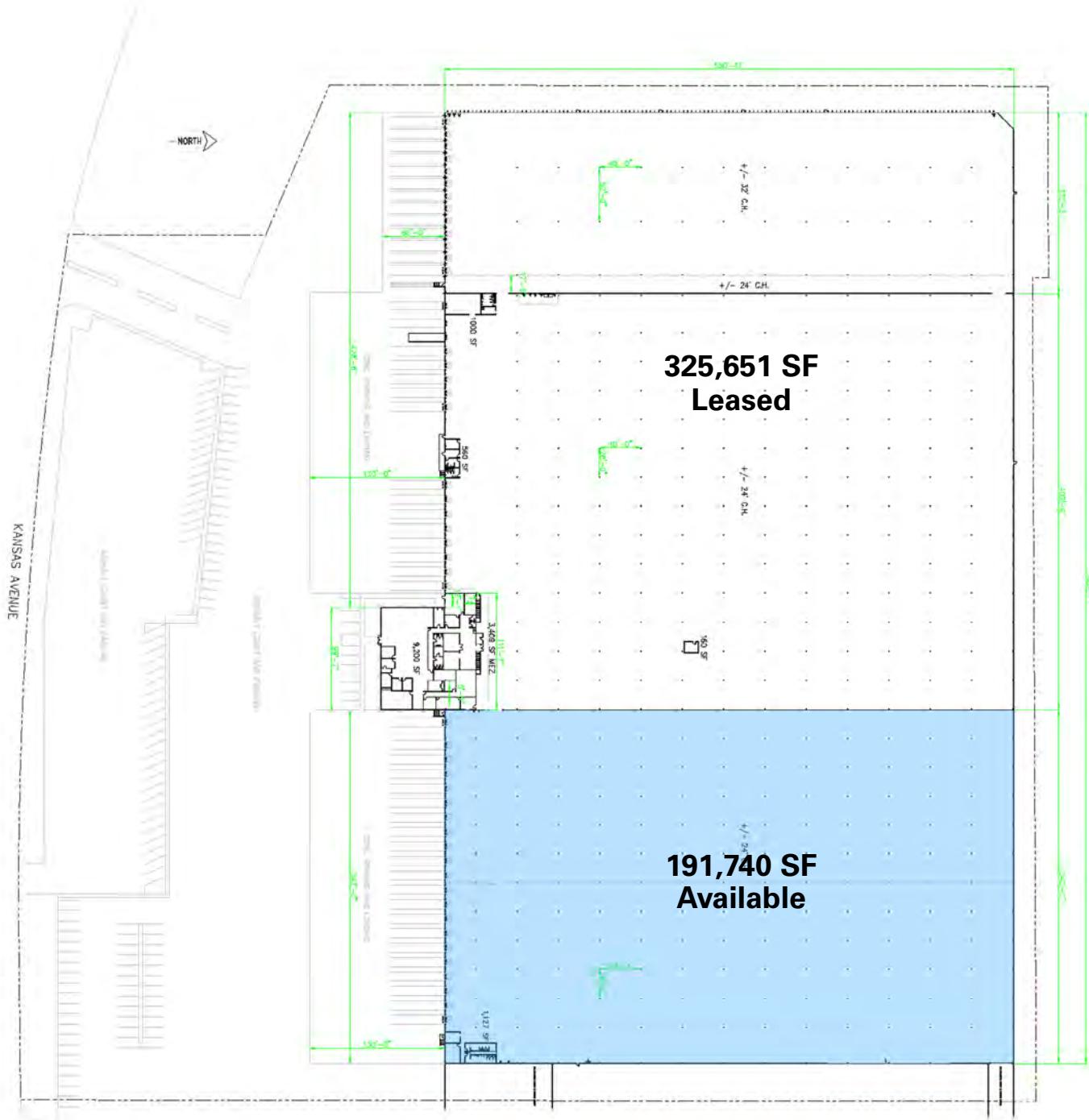
Building Features:

- ◆ 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

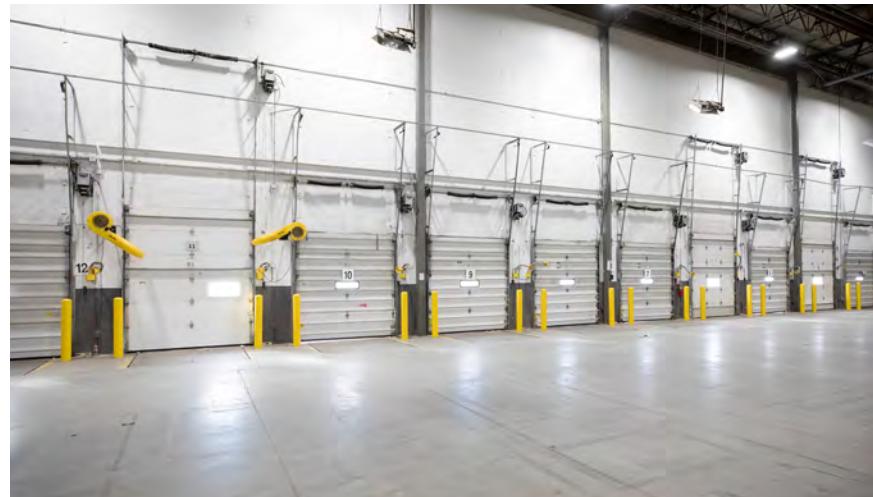
Building Plan:



5300 Kansas Avenue

Kansas City, Kansas

Building Photos:



5300 Kansas Avenue

Kansas City, Kansas

