



600 NE Maguire Boulevard, Lee's Summit, Missouri

# Lakewood Business Park

**John Stafford** SIOR  
Vice Chair  
+1 816 556 1184  
john.stafford@colliers.com

**Ben Boyd** CCIM  
Vice President  
+1 816 556 1161  
ben.boyd@colliers.com



# Site Plan



NE JONES INDUSTRIAL DRIVE

600 NE Maguire Boulevard

NE HAGAN ROAD

NE MAGUIRE BOULEVARD

NE INDEPENDENCE AVENUE

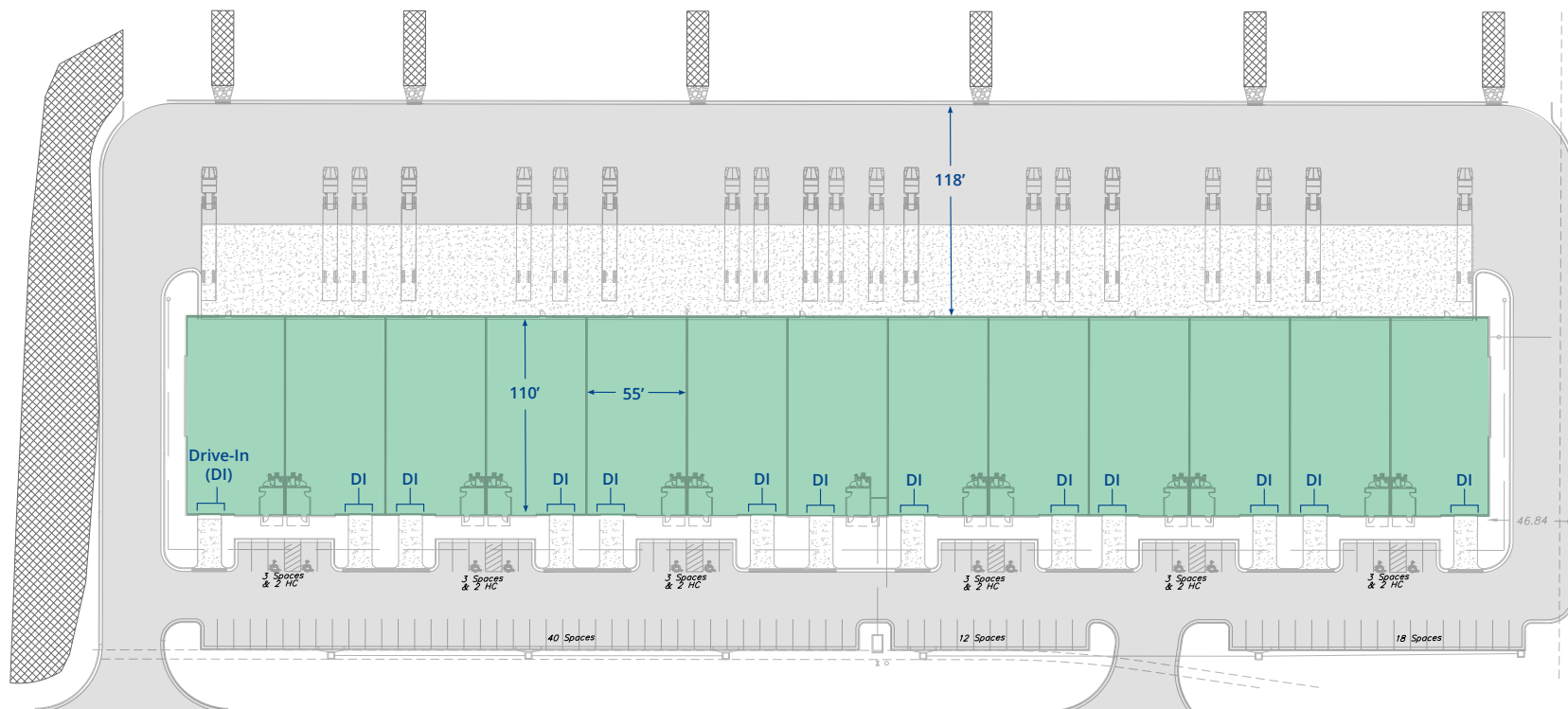
Phase 3  
(See Property Overview)



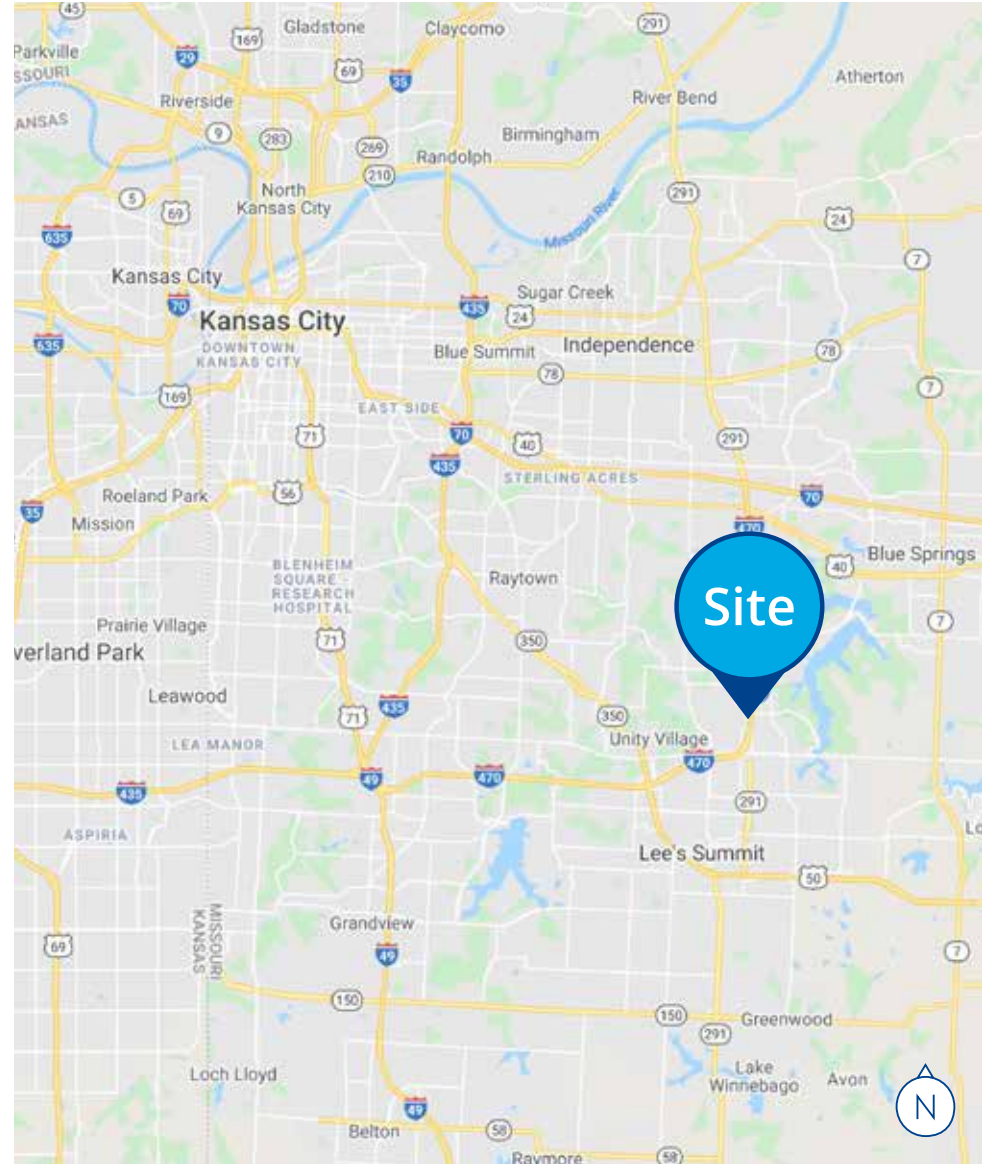
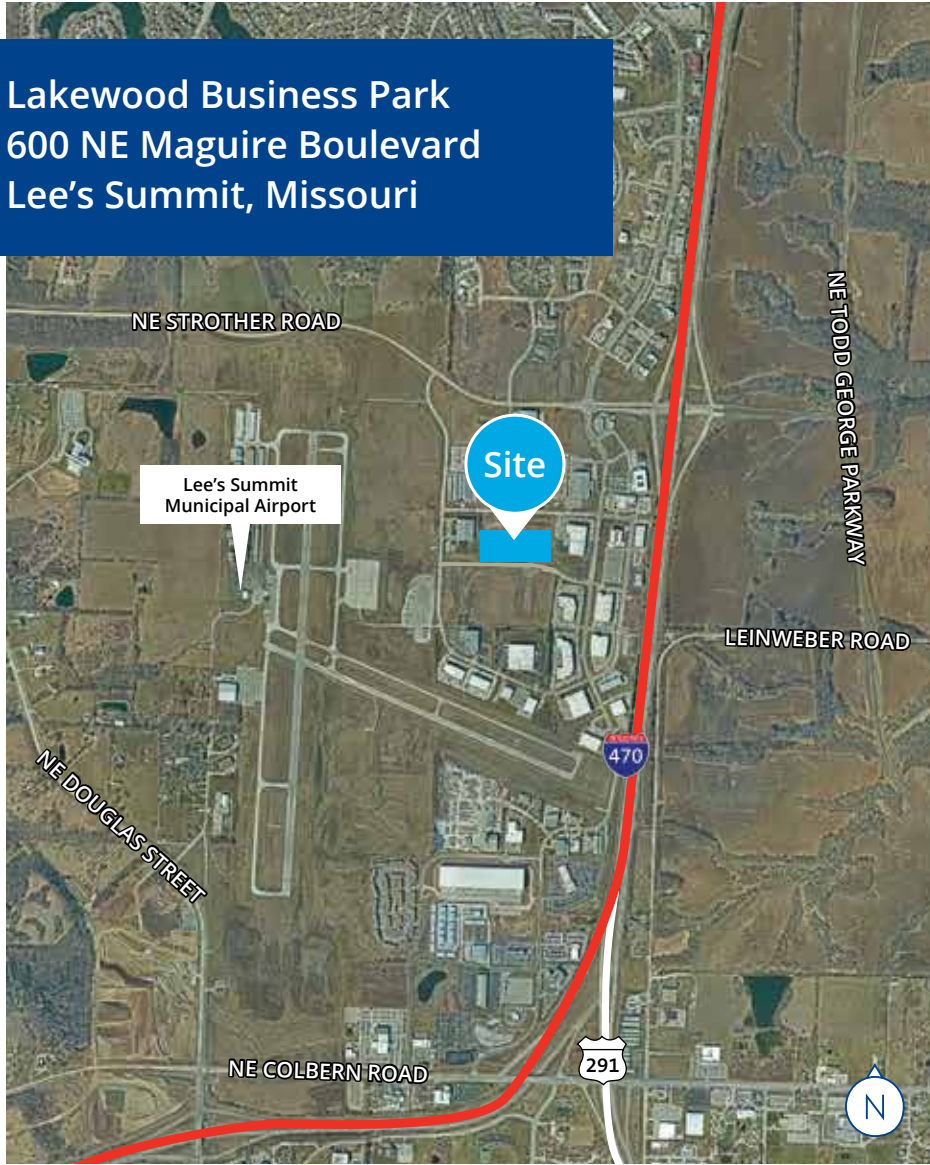
# Property Overview

Building Size	78,650 SF
Available Space	6,050-78,650 SF
Clear Height	21'-25'
Drive-In Doors	(13) 12'x14'
Dock-High Doors	13
Column Spacing	55'x55'
Parking	100 auto spaces
Office	BTS
Sprinkler	ESFR
Electric	2,000 amp/480v/3-phase
Warehouse Lighting	LED
Floor Slab	6" reinforced
Roof	24 gauge metal, standing seam
Walls	Insulated metal

Warehouse Heat	Gas unit heaters
Estimated Operating Expenses	<ul style="list-style-type: none"> <li>• Taxes: Est. \$2.00/SF</li> <li>• Insurance: \$0.20/SF</li> <li>• CAM: Est. \$0.50/SF</li> </ul>
Location	<ul style="list-style-type: none"> <li>• Excellent access to I-470</li> <li>• Adjacent to Lee's Summit Airport</li> <li>• 20± acres of future development</li> </ul>
Phase 3	<ul style="list-style-type: none"> <li>• Buildings available from 20,000 SF to 300,000 SF</li> <li>• Call for BTS pricing</li> </ul>
Base Rental Rate	\$8.50/SF
Available	Q2 2025



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