600 NE Maguire Boulevard, Lee's Summit, Missouri

## Lakewood Business Park

6 0 0

## John Stafford SIOR

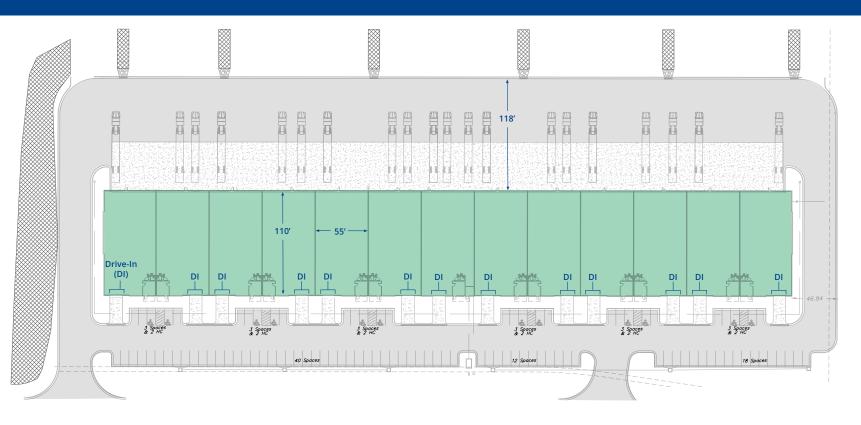
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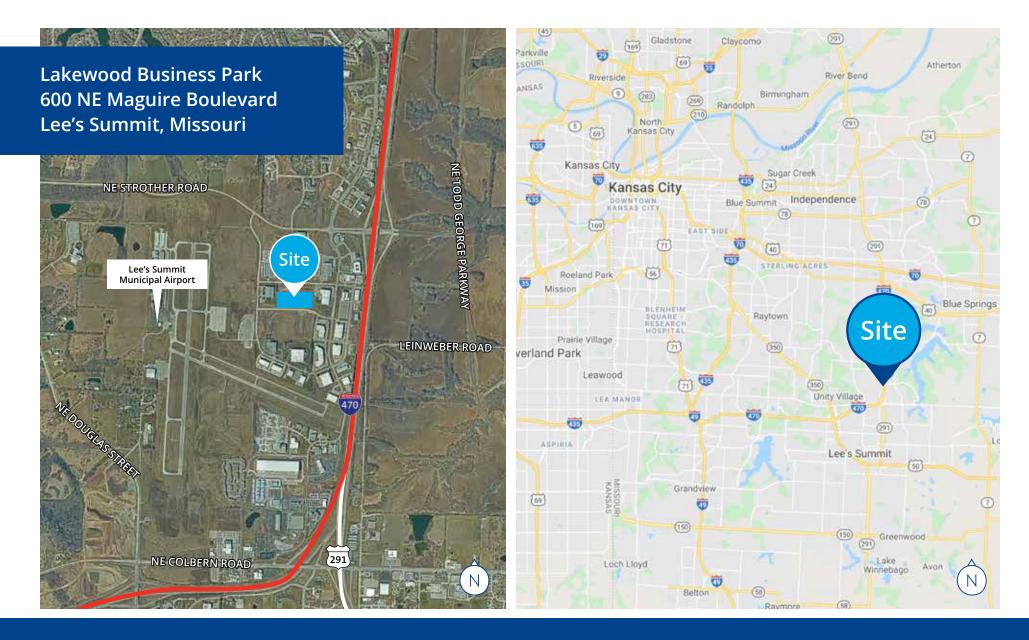


## Property Overview

Building Size	78,650 SF	Warehouse Heat	Gas unit heaters
Available Space	6,050–78,650 SF		
Clear Height	21'-25'		• Taxes: Est. \$2.00/SF
Drive-In Doors	(13) 12'x14'	Estimated Operating Expenses	Insurance: \$0.20/SF
Dock-High Doors	13		• CAM: Est. \$0.50/SF
Column Spacing	55'x55'		
Parking	100 auto spaces		• Excellent access to I-470
Office	BTS	Location	Adjacent to Lee's Summit Airport
Sprinkler	ESFR		• 20± acres of future development
Electric	2,000 amp/480v/3-phase	Phase 3	• Buildings available from 20,000 SF to 300,000 SF
Warehouse Lighting	LED		Call for BTS pricing
Floor Slab	6" reinforced	Base Rental Rate	\$8.50/SF
Roof	24 gauge metal, standing seam	Available	Q2 2025
Walls	Insulated metal		



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