

AVAILABLE FOR LEASE

7501 NW 106th Ter, Kansas City, MO



603,068 SF | Class A | 25-Year Tax Abatement | Divisible



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NEWMARK
ZIMMER

STRATEGIC SITE LOCATION



LOCATION ADVANTAGES



Central US Market perfect for regional/national distribution



Class A design with parking trailer and dock expansion capabilities



Excellent proximity to I-29, I-435 and new KCI airport



25% real estate tax abatement in place. Significantly reduces operating costs.

SITE AERIAL



BUILDING FEATURES



Plug and pay office space and 3-phase power in place



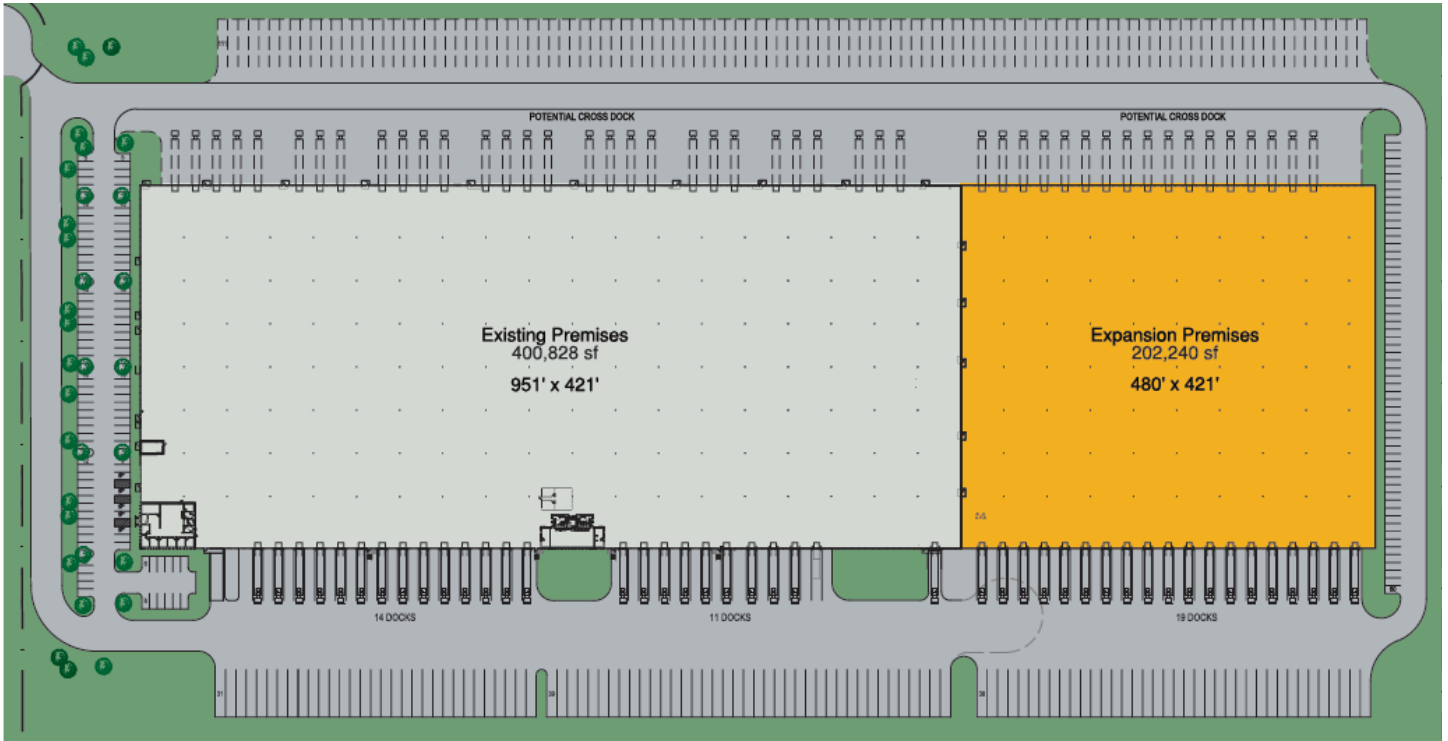
State-of-the-art Class A, distribution building, able to accommodate a variety of user sizes



Ability to cross-dock and expand trailer/parking stalls

SITE PLAN

FUTURE CROSS DOCK



BUILDING SPECS

±603,068

SF
AVAILABLE

±36.19

ACRE
SITE

44

DOCK-HIGH
DOORS

2

DRIVE-IN
DOORS

117

CAR
STALLS

108

TRAILER
STALLS

YEAR BUILT	2008/2023 EXPANSION
CLEAR HEIGHT	32' MINIMUM
COLUMN SPACING	50' X 52'-6" WITH 60' STAGING BAYS
DIVISIBLE	
ZONING	M2-3, MANUFACTURING
BUILDING DIMENSIONS	421' X 1,431'
BAY SIZE	±22,000 SF
OFFICE AREA	±9,664 SF
TRUCK COURT	135' DEEP
DOCK PACKAGE	35LB MECHANICAL LEVELLERS & BUMPERS; POTENTIAL CROSS DOCK

FLOOR SLAB	7" UNREINFORCED
CONSTRUCTION	CONCRETE WALL PANELS
ROOF	R-20, 45-MIL MECHANICALLY FASTENED TPO
SPRINKLER SYSTEM	ESFR
HEATING	FORCED GAS UNIT HEATERS
LIGHTING	LED (INTERIOR AND EXTERIOR)
POWER	3,600 AMP, 277/480 VOLT, 3-PHASE
SEWER	CITY OF KANSAS CITY
VENTILATION	1.5 ACH SUMMER VENTILATION VIA EXHAUST FANS

BUILDING PHOTOS



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