

John Stafford SIOR

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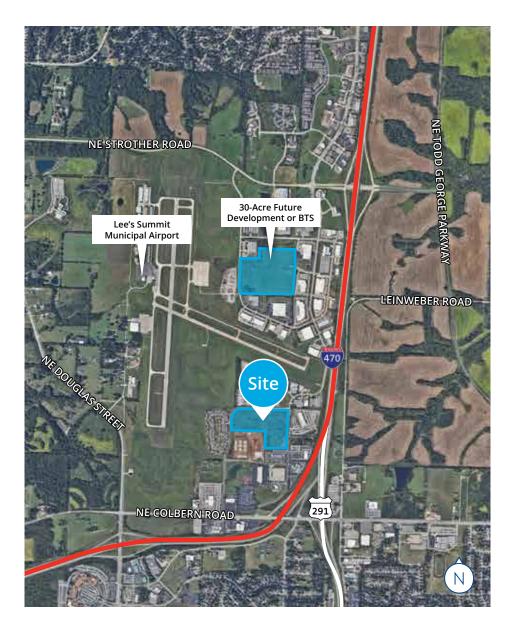


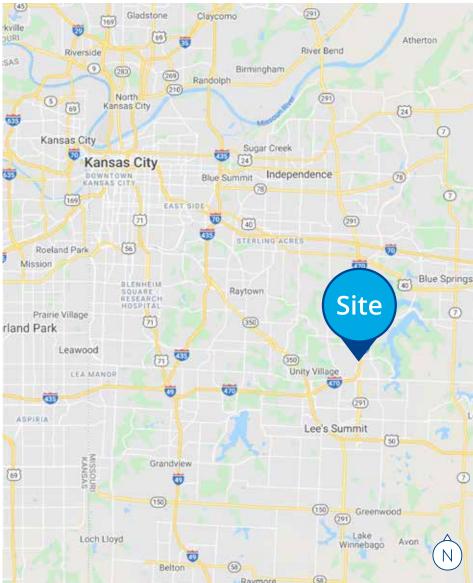
Property Overview

Building Size	250,000 SF
Available Space	25,000–120,000 SF
Clear Height	34'-36'
Drive-In Doors	(10) 12'x14' drive-in doors
Dock-High Doors	(20) 9'x10' doors equipped with 40k lb. mechanical pit levelers and seals
	Can accommodate up to 50 total dock doors
Column Spacing	50'x50'
Parking	186 auto
	29 trailer
Office	BTS
Sprinkler	ESFR
Electric	2,000 amp, 480/277v, 3ph
Warehouse Lighting	LED

Floor Slab	7" unreinforced
Roof	TPO (60 mil)
Walls	Concrete tilt
Warehouse Heat	Gas unit heaters
Estimated Operating Expenses	 Real estate taxes: \$0.36/SF Fixed PILOT: 75% abatement years 1-10; 50% years 11-20 Insurance: \$0.15/SF CAM: \$0.30/SF
Location	Excellent access to I-470 Adjacent to Lee's Summit Airport
Base Rental Rate	\$7.50/SF







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