



2201 NE Town Centre Boulevard, Lee's Summit, Missouri

Lakewood Business Park

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Site Plan



Crossroads of Lee's
Summit Apartments

NE TOWN CENTRE BOULEVARD

Lot 4 Leased

Tract A

NE INDEPENDENCE AVENUE

NE TOWN CENTRE DRIVE

Lee's Summit
RE Office

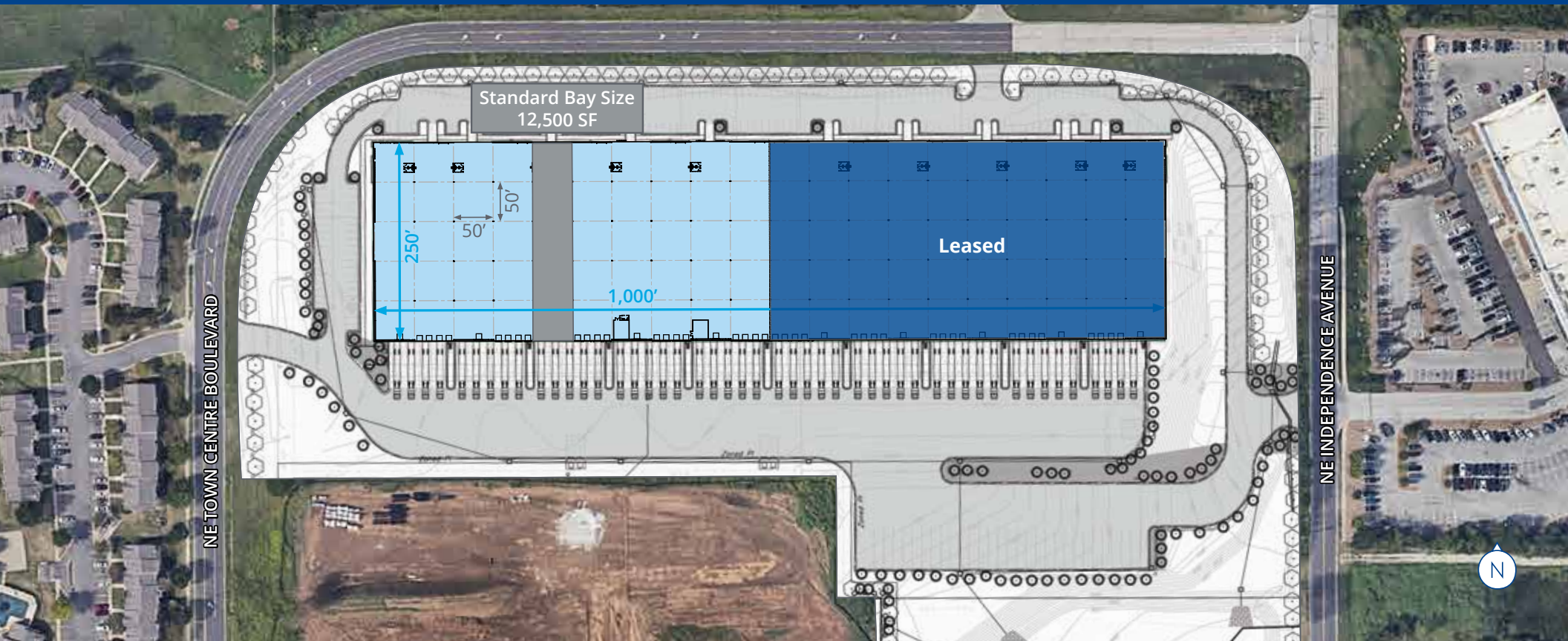
Driver Examination
& Testing Center

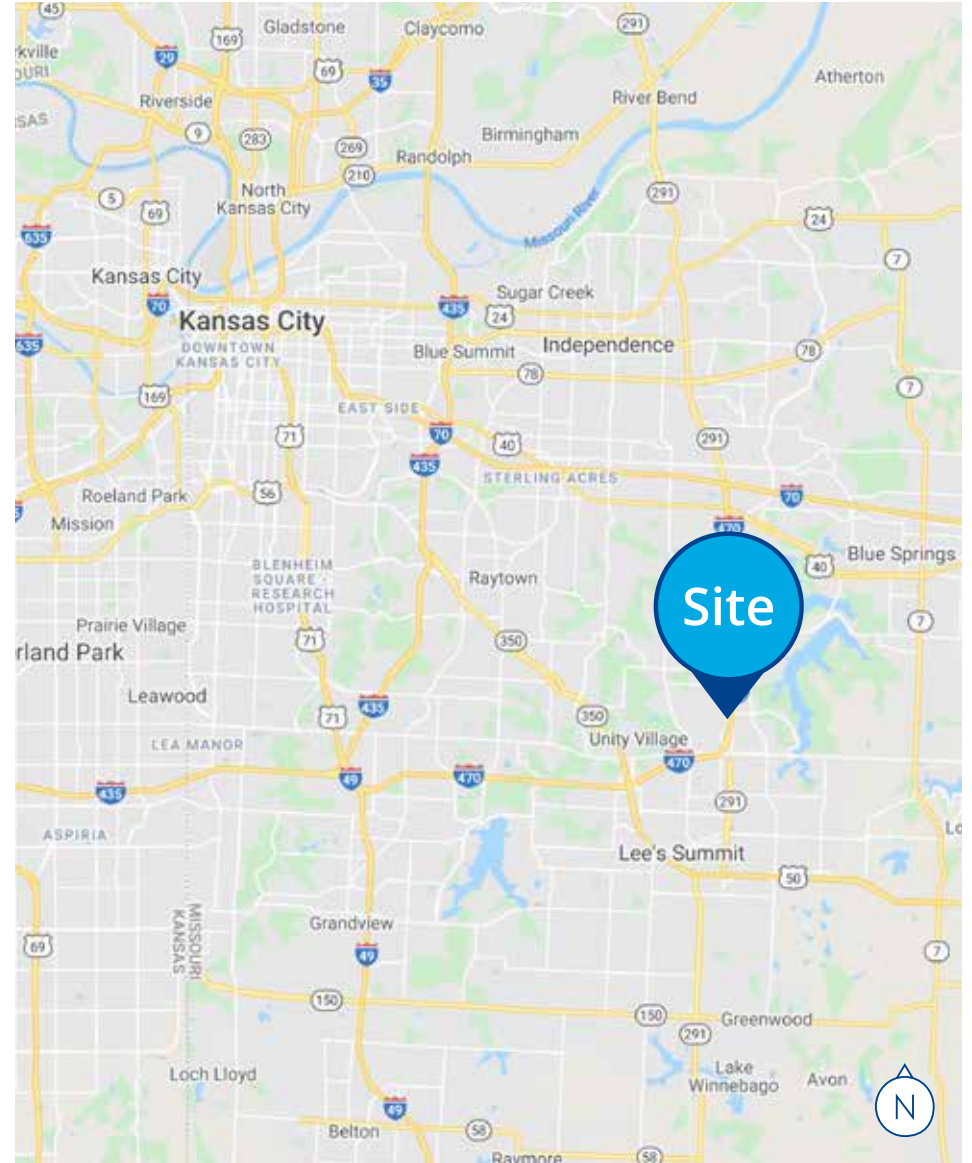


Property Overview

| | |
|--------------------|--|
| 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 | <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • Excellent access to I-470 • Adjacent to Lee's Summit Airport |
| Base Rental Rate | \$7.50/SF |





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