

Easy Access to I-70 and I-635



Great Central Location!

- Up to 382,000 SF full building available
- Can divide at 117,000 SF and up
- 32 - dock-high doors and 2 - 12'x14' drive-in doors
- 25' clear
- 2 separate office areas of 6,000 SF each with mezzanine offices above west office pod

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Building Specifications

Building Size: 382,000 ± SF

Land Area: 653,049 ± SF or 14.99 acres

Office Area: 12,000 SF (2 locations - each are 6,000 SF on the floor plus an additional 6,000 SF on the Mezzanine) level of the west office pod

Loading: East end: 8 dock-high doors measuring 8' x 9', most have pit levelers or edge of dock levelers and shelters. One existing 12' x 16' drive-in door. All docks have lighting and trailer lock systems. The majority of the doors have inflatable header seals.
West end: 8 docks and 1 drive-in / Center: 16 dock-high doors - Total 32 docks and 2 drive-ins. Additional loading docks can be added on east side.
The building has a mixture of mechanical dock levelers, which are the most prevalent, along with some powered air bag dock levelers and some edge-of-dock levelers. Overhead doors are all wood 8' wide x 9' tall with laminated dock bumpers. There are trailer restraints on doors 1 - 10 (no power) and there are head curtain style dock seals.

Truck Court: Over 160' depth

Clear Height: 25' clear, with min. 23' and max. of 26'. Roof pitches from center to the north and south (front and back)

Column Spacing: 42' x 42'

Parking: Passenger car parking is 112 total (65 spaces west of the demising wall for the 264,112 SF; 47 spaces east of the demising wall for the 117,888 SF) with room to expand-see plans.

Interior Lighting: West Side – (264,112 SF) – Current lighting is T-5.
East Side – (117,888 SF) – Current lighting is a mix of Hi-Bay Metal Halide and LED. The building has approximately 59 skylights to augment existing lighting.

Exterior Lighting: Dock areas have LED wall pack lighting and parking areas have LED pole lighting.

Fire Sprinkler: ESFR System on both sides of the demising wall and both are utilizing K14.0 heads. The system was calculated with (12) heads @ 50 psi. The maximum roof deck height is 30'.

Building Specifications

Heat: Ventilation fans at the center of the roof and ventilation panels on both north and south walls provide for fresh air intake, with hydraulic controls. Space is also heated via floor mounted blowers.

Floor: 5" concrete with 6 x 6 wire mesh over 2" leveling sand, over compacted fill.

Trailer Parking: Additional land on the east and west sides of the building, offers future expansion of automobile, truck and trailer parking, as well as additional docks on east side. On the east, there is 130 feet and on the west there is 70 feet.

Internet Service: Google and AT&T Fiber service

Zoning: M-3 Heavy Industry District

Net Charges (2023):	Taxes:	\$1.10 PSF
	INS:	\$0.08 PSF
	CAM:	<u>\$0.31 PSF</u>
	Total:	\$1.49 PSF

*Note: Lease is Modified Gross Industrial with a Base Year for real estate taxes and insurance and tenant paying prorated CAM.

Electrical: Building Total (382,000 SF): 3,400amps, 277/480v, 3-ph, 4-wire (with 4 metered services)
East Suite (117,888 SF): 800amps, 277/480v, 3-ph, 4-wire
West Suite (264,112 SF): (3 metered services per below)
Two transformers feeding the building

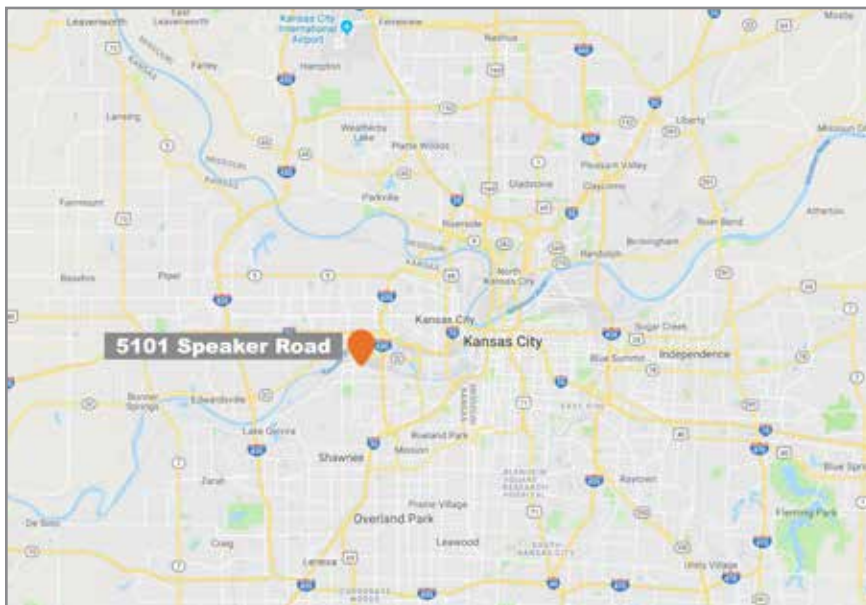
- 1,200amp, 277/480v, 3-ph, 4-wire
- 600amp, 277/480v, 3-ph, 4-wire
- 800amp, 277/480v, 3-ph, 4-wire

Ventilation: Sidewalls for ventilation from the 16 roof-mounted exhaust fans

5101 Speaker Road

Kansas City, Kansas

For Lease



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Property Photos



Middle - North Elevation (View NE to SW)



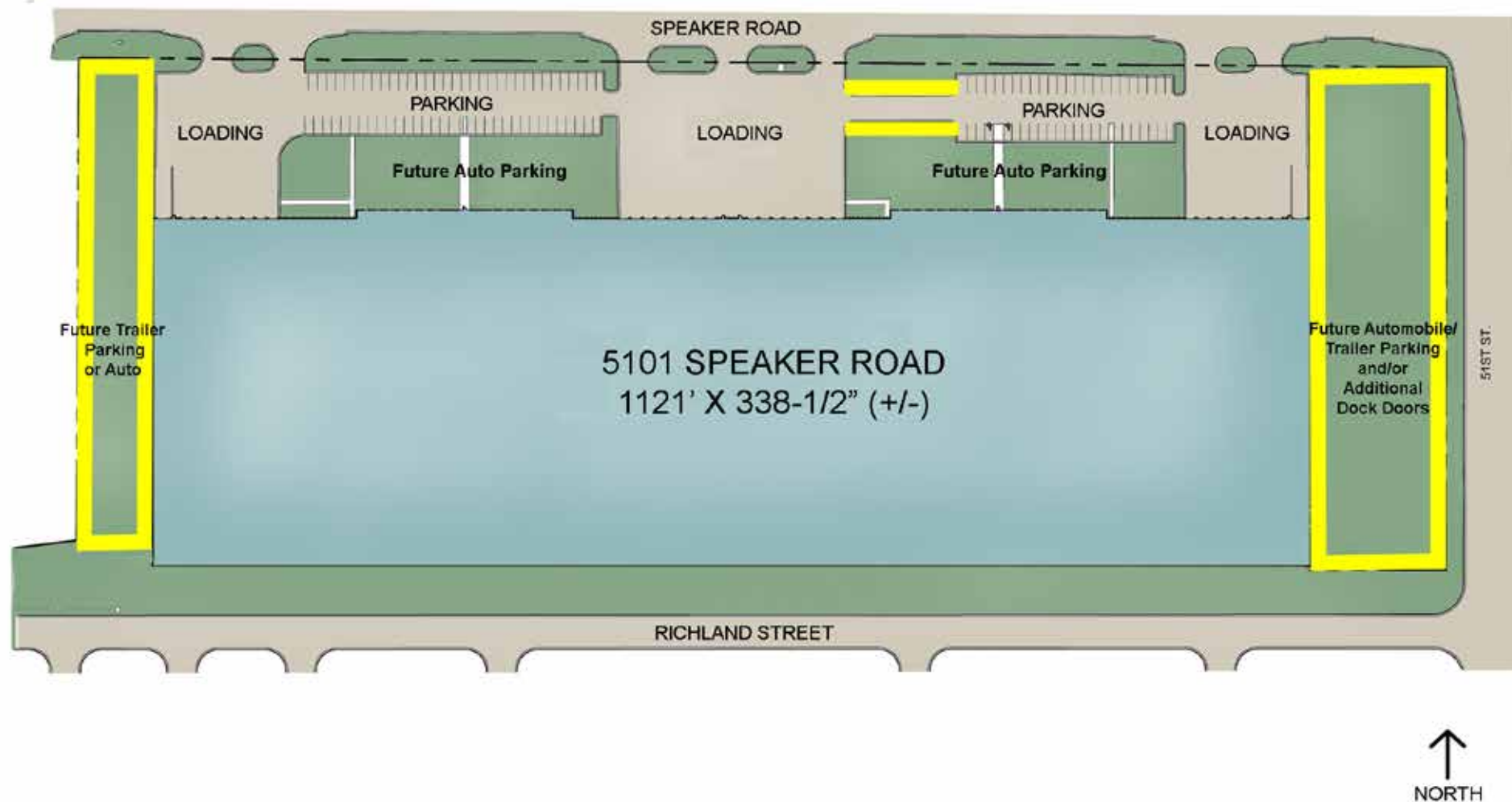
East end of North Elevation(West end is similar but opposite)

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Kansas City, Kansas

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Site Plan - Existing

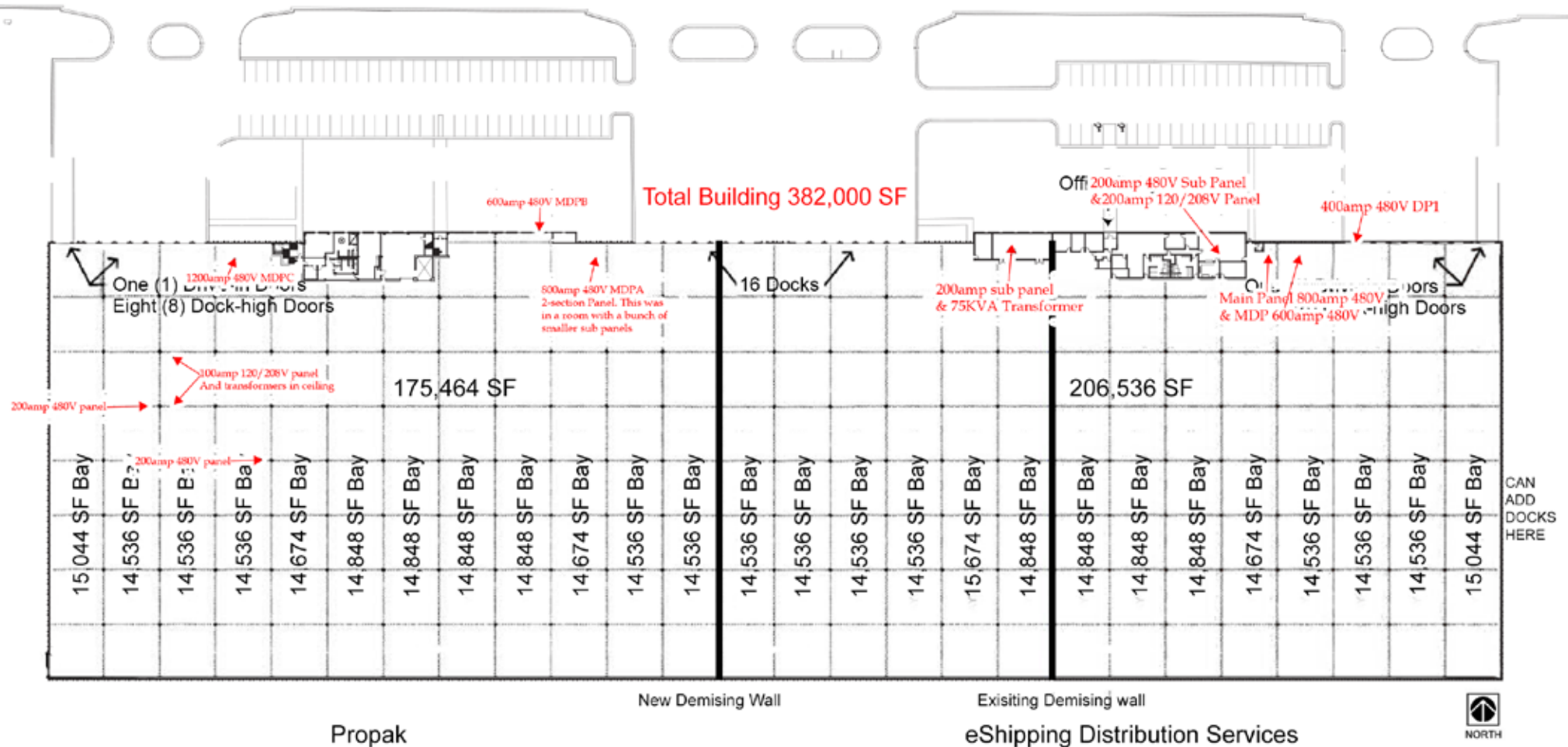


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Electrical Plan - Existing



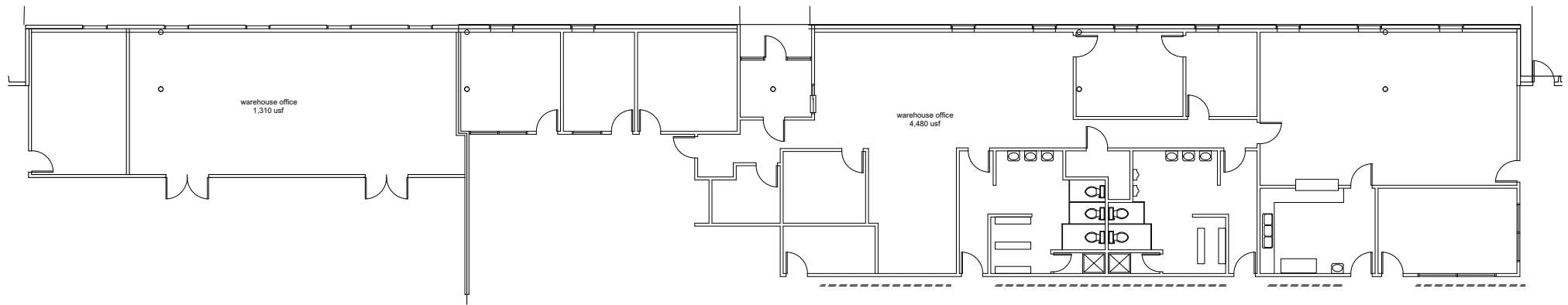
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First Floor Office Plan - East End

Front of Building

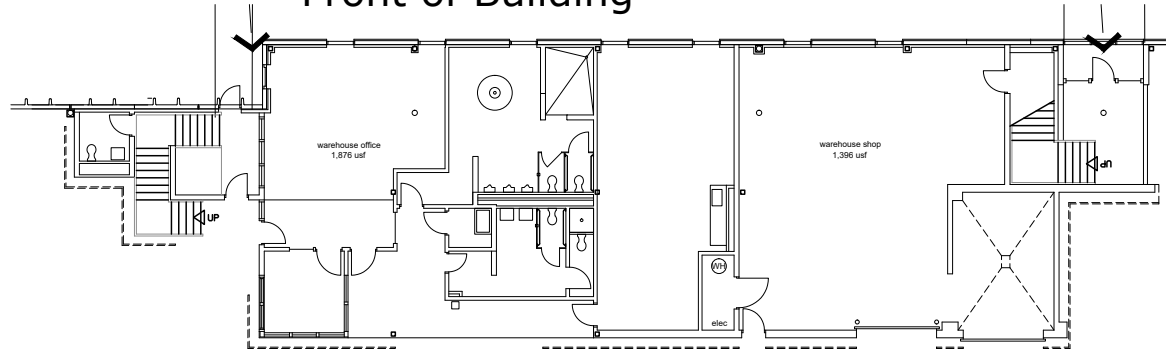


1 floor plan - east office
scale: 1/8" = 1'-0"

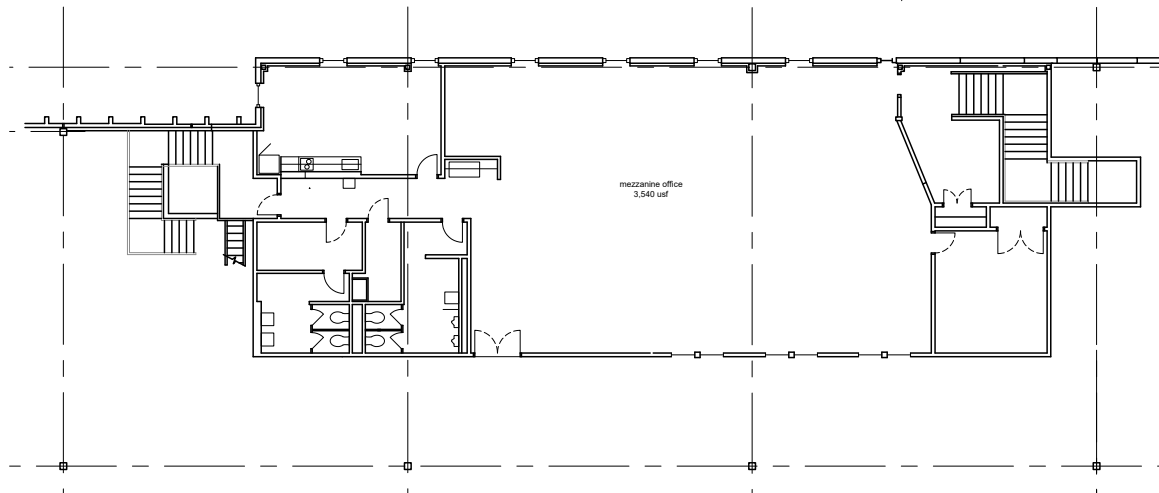


West End Office Plan

Front of Building



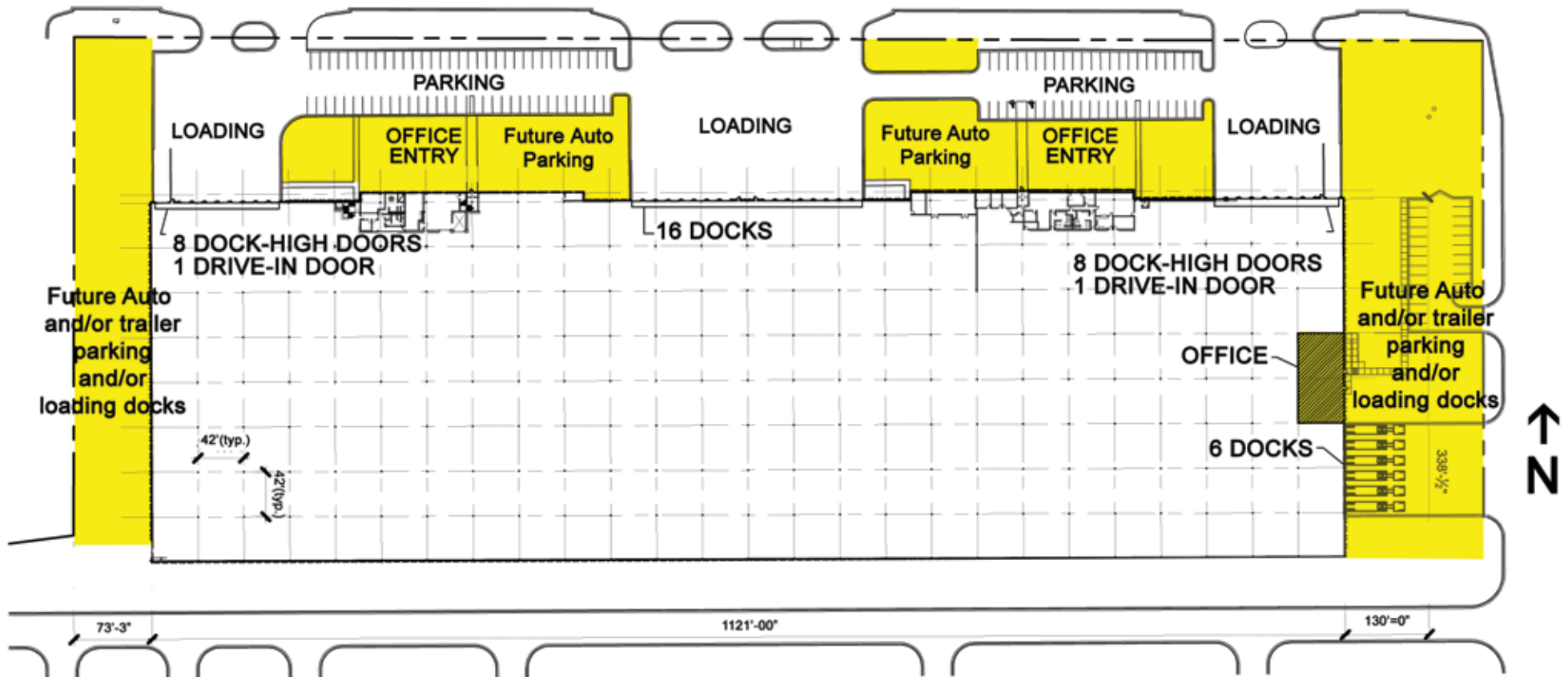
1 floor plan - west office
scale: 1/8" = 1'-0"



2 mezzanine plan - west office
scale: 1/8" = 1'-0"



Future Potential Layout



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