



2700-2736 NE McBaine Drive, Lee's Summit, Missouri

Lakewood Business Park

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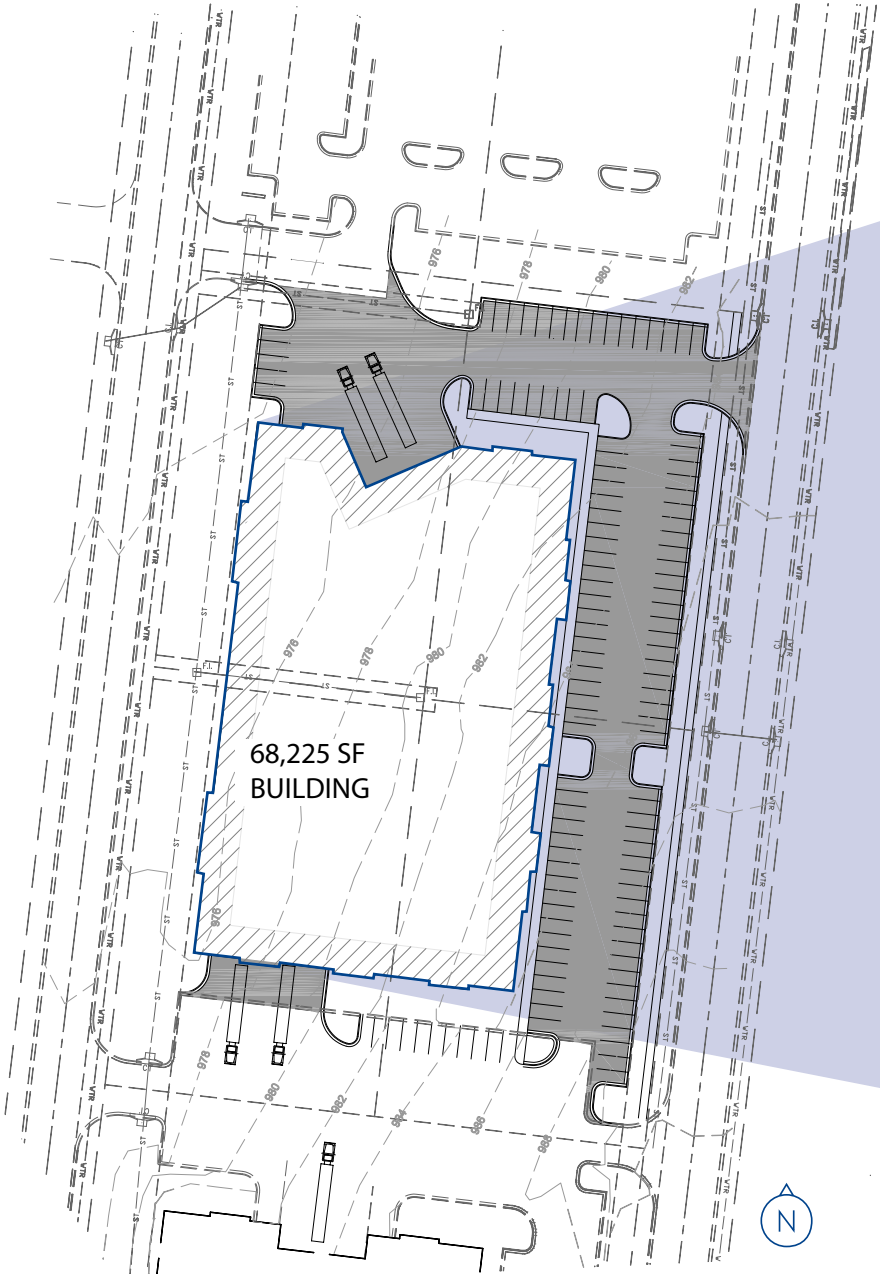
Property Overview

Building Size	68,225 SF
Available Space	30,750± SF (500± SF existing office; will build-to-suit additional)
Site Size	4.12 acres
Clear Height	28'
Column Spacing	50'x50'
Construction	Tilt-up concrete with insulated panels
Lighting	LED
Sprinkler	ESFR
Drive-In Doors	(5) 12'x14' drive-in doors
Dock-High Doors	(8) 10'x10' dock-high doors
Roof	TPO, R-19
Floor Slab	6" reinforced concrete over 4" compacted-granular base
Warehouse Heat	Gas unit heaters
Electric	1,200 amp, 227/480v, 3ph
Utilities	<ul style="list-style-type: none">• Electric: Evergy• Water: Lee's Summit• Gas: Spire• Sewer: Lee's Summit
Auto Parking	120 stalls
Zoning	Flexible Planned Mixed-Use (PMIX)
Access	Excellent access to I-470
Paving & Surfacing	6" concrete
Ownership	Ward Development
Base Rental Rate	\$7.50 PSF, Net
Estimated Net Expenses	<ul style="list-style-type: none">• Taxes: \$2.02• Insurance: \$0.20• CAM: \$0.50

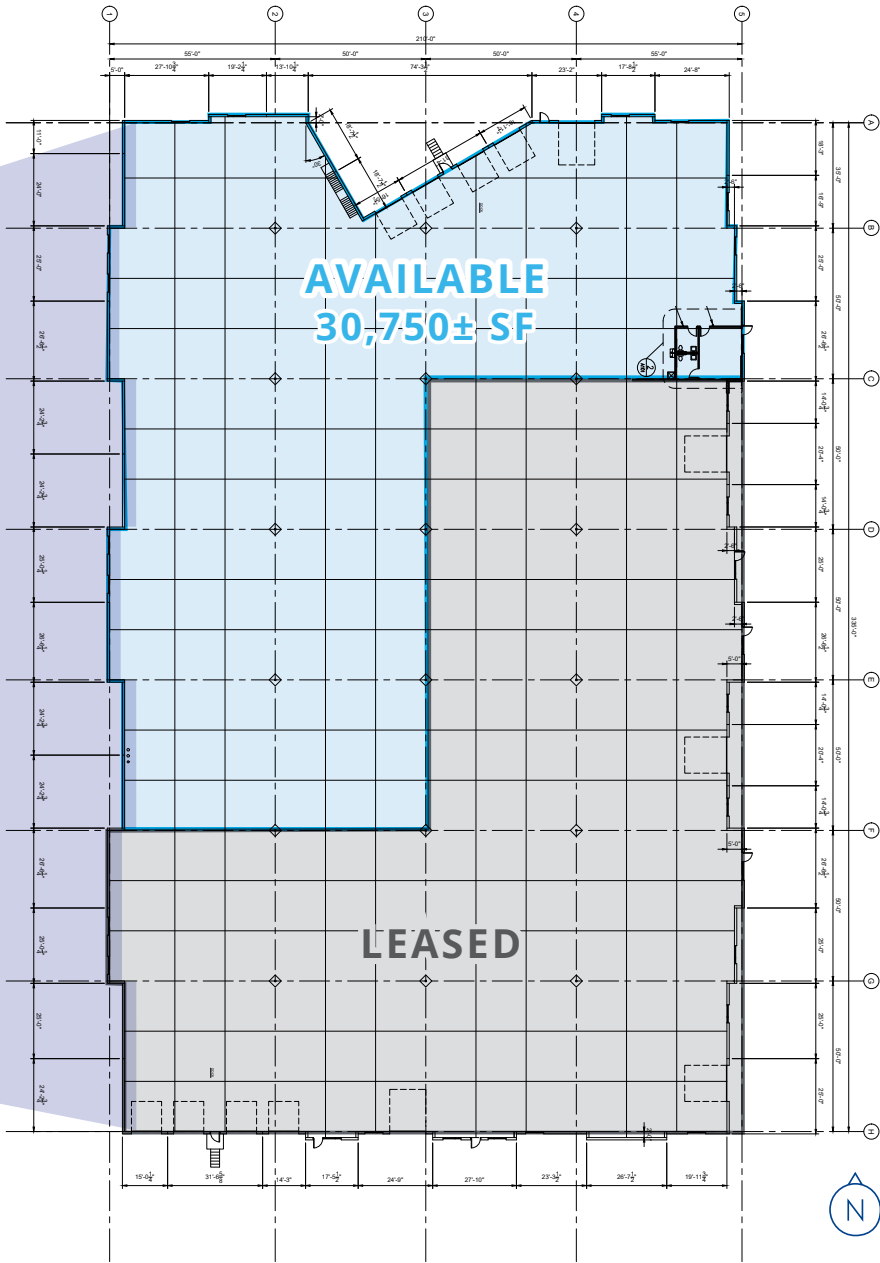


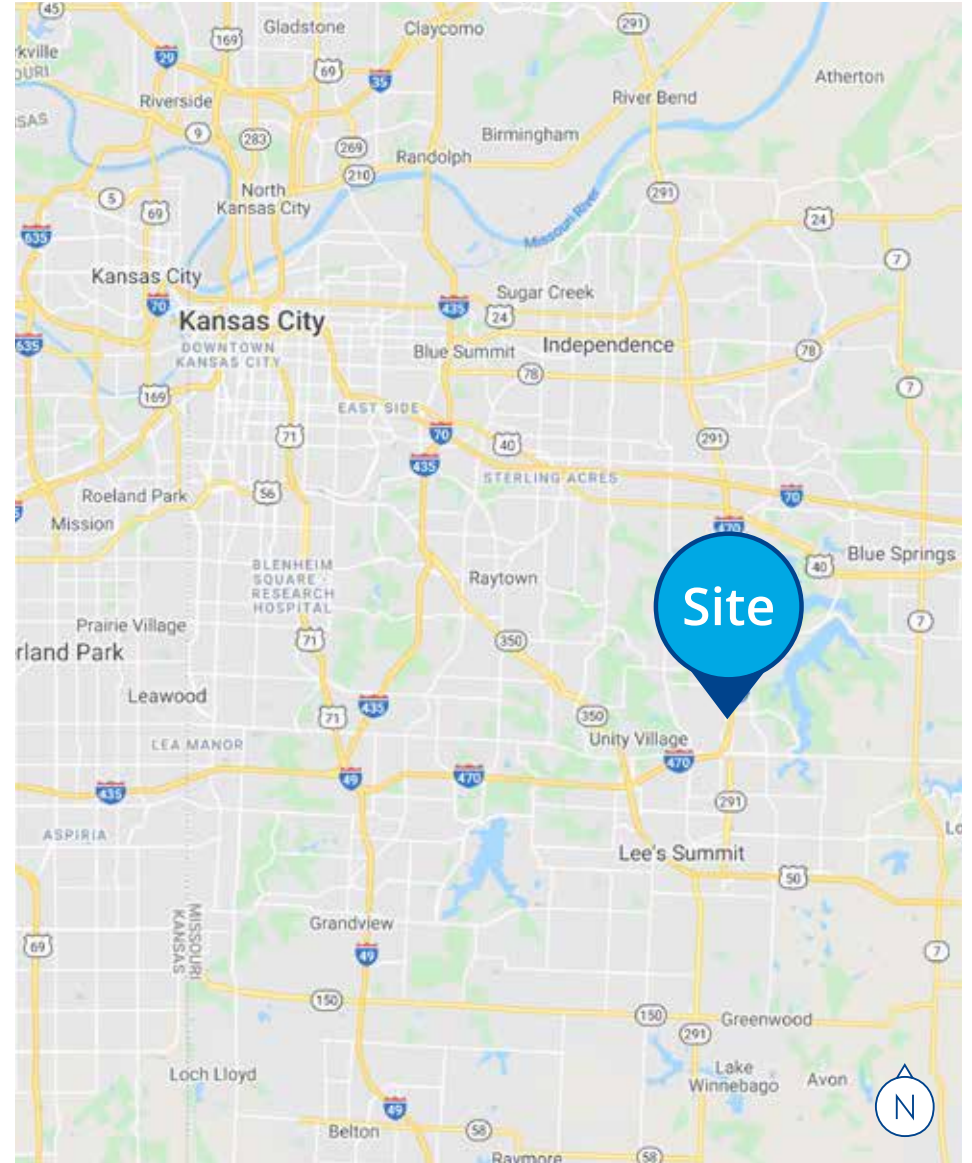
Property Plans

Site Plan



Floor Plan





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