



2620 NE McBaine Drive, Lee's Summit, Missouri

Lakewood Business Park

John Stafford SIOR

Vice Chair

+1 816 556 1184

john.stafford@colliers.com

Ben Boyd CCIM

Vice President

+1 816 556 1161

ben.boyd@colliers.com



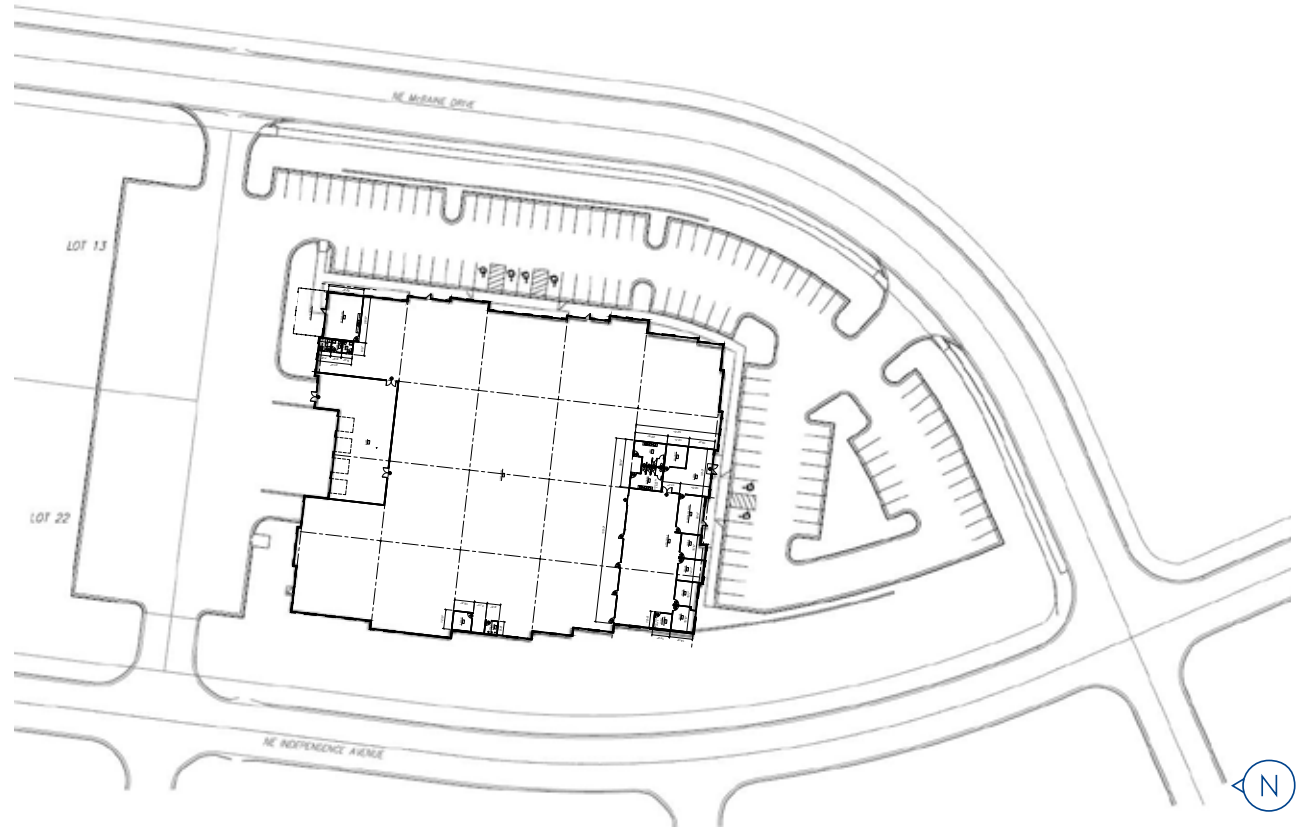
Property Overview

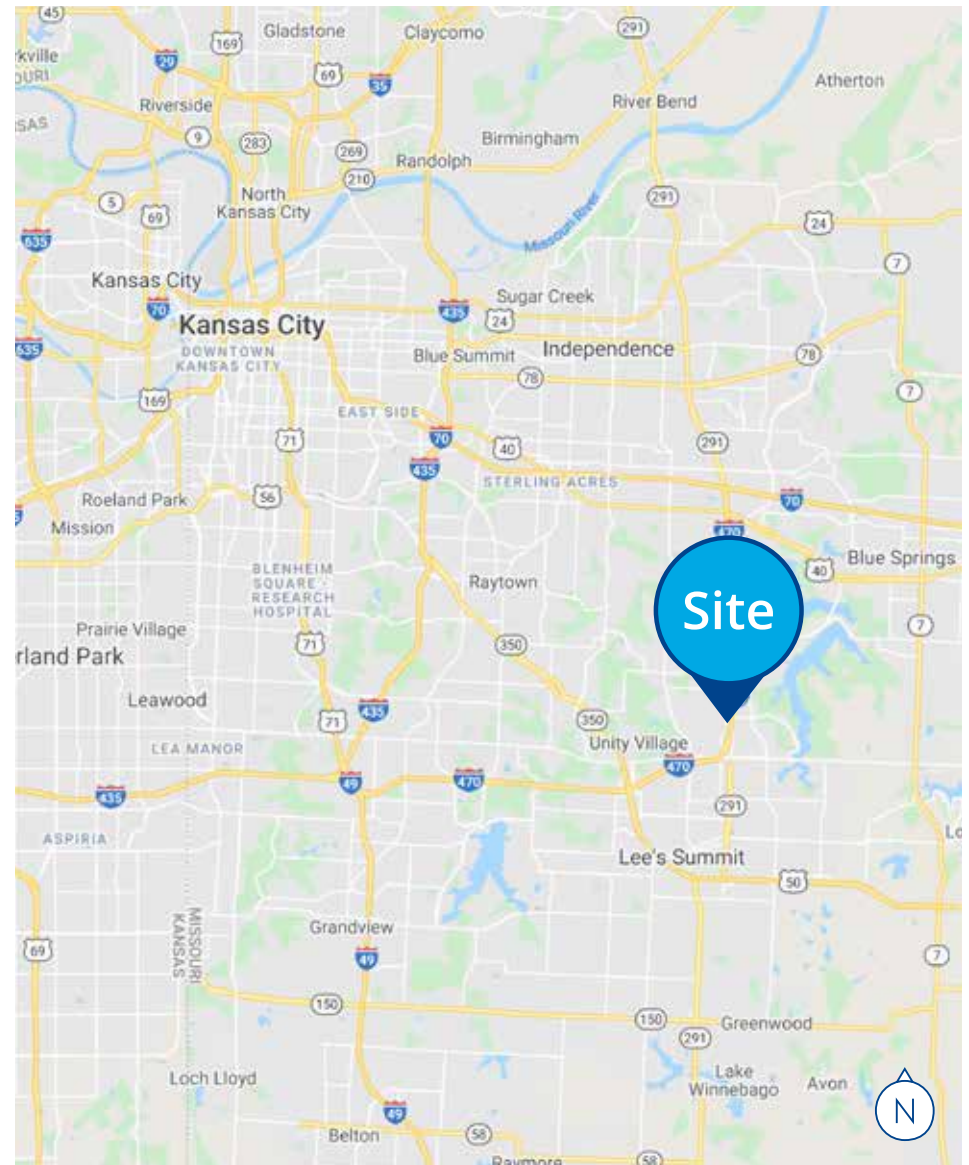
Building Size	49,320 SF
Office Size	5,750 SF
Available Space	49,320 SF
Site Size	3.59 acres
Clear Height	28'
Column Spacing	50'x50'
Loading	<ul style="list-style-type: none">• 4 dock-high doors (10'x10')• 2 drive-in doors (12'x14')
Construction	Tilt-up concrete with insulated panels
Lighting	T5
Sprinkler	ESFR
Roof	TPO, R-19
Floor Slab	6" reinforced concrete over 4" compacted-granular base
HVAC	Fully air-conditioned warehouse

Warehouse Heating	Gas-fired units
Electrical	800 amp, 480v, 3-phase
Utilities	<ul style="list-style-type: none">• Electric: Evergy• Water: Lee's Summit• Gas: Spire• Sewer: Lee's Summit
Parking	106 stalls
Zoning	Flexible Planned Mixed-Use (PMIX)
Access	<ul style="list-style-type: none">• Excellent access to I-470 & I-70• Adjacent to Lee's Summit Airport
Paving & Surfacing	6" concrete
Base Rental Rate	\$8.50 PSF, NNN
Estimated Operating Expenses	<ul style="list-style-type: none">• Taxes: \$2.50• Insurance: \$0.20• CAM: \$0.50
Sale Price	\$6,650,000 (\$134.83 PSF)



Site/Floor Plan





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