

412 SE

FLEETWAY CIRCLE

LEE'S SUMMIT, MO



For Sublease
±13,020 SF



**CUSHMAN &
WAKEFIELD**

// PROPERTY FEATURES

- ±13,020 SF BUILDING
- ±900 SF OFFICE - NEWLY RENOVATED OFFICE AREA
- 22' CLEAR HEIGHT
- DOCK-HIGH & DRIVE-IN LOADING
- 1.93 ACRES WITH FENCED YARD
- HEAVY POWER
- SUBLEASE TERM: THROUGH 12/31/28





// BUILDING SPECS

BUILDING TYPE
OFFICE/WAREHOUSE

AVAILABLE SPACE
±13,020 SF

OFFICE SPACE
900 SF WITH RECEPTION
AREA, GALLEY KITCHEN &
3 PRIVATE OFFICES

WAREHOUSE SPACE
12,120 SF

COLUMN SPACING
CLEAR SPAN

LOADING
1 (12' X 14') DOCK HIGH
DOOR VIA COVERED DOCK
PLATFORM
1 (12' X 14') DRIVE-IN DOOR
1 (20' X 16') DRIVE-IN DOOR

CLEAR HEIGHT
22' AT THE EVE

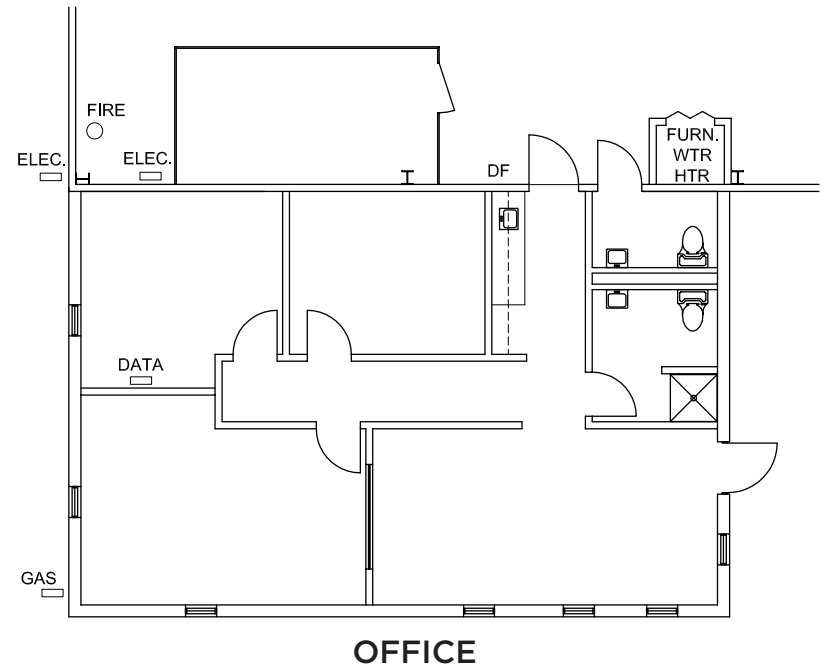
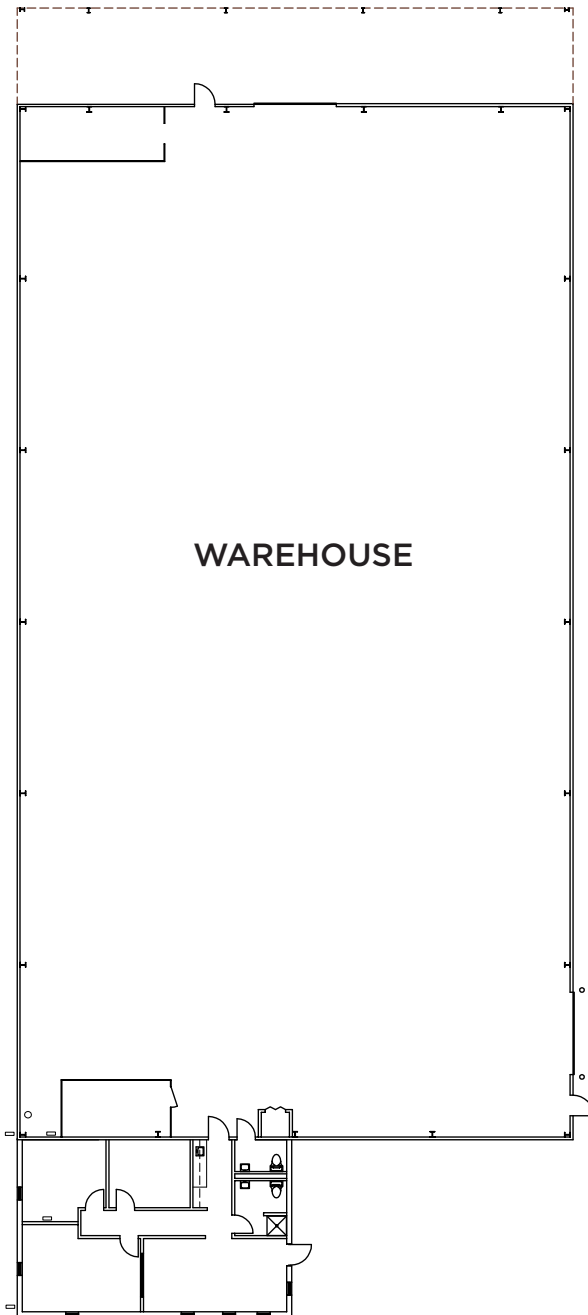
FIRE SPRINKLERS
WET SYSTEM
.21 GPM PSF OVER 1,500 SF

ELECTRICAL
KCP&L
800 AMPS, 480Y/277V
3-PHASE

ZONING
PLANNED INDUSTRIAL

OPEX
\$2.10 PSF

// FLOOR PLAN





// PHOTOS



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