



# Class A Industrial Building for Lease

**3601 ENTERPRISE DRIVE  
KANSAS CITY, MISSOURI**

## Property Highlights

- 70,080 (±) sf Class A distribution building
- Dynamic location at the interchange of I-70 and I-435 with visibility to I-435
- 6 dock high doors (fully equipped)
- 4 van high doors (fully equipped)
- 4 drive-in doors (2 drive-thru bays)
- 25' - 29' ceiling heights
- 100% climate controlled facility
- 10,229 SF of recently renovated office/breakroom space
- 110 stall employee parking lot
- Lease rate \$6.75/sf, NNN

*For information, please contact:*

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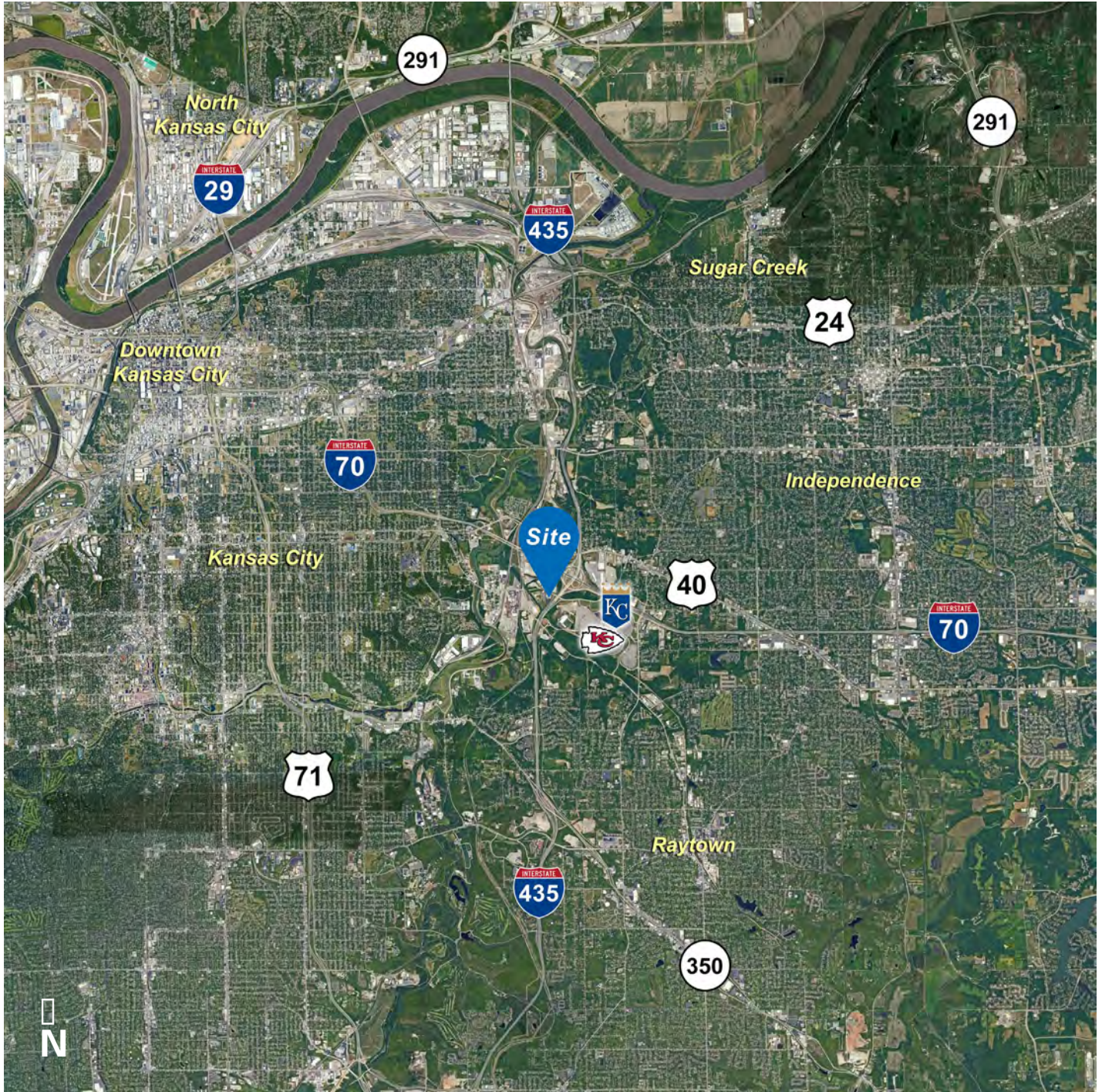
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## 3601 ENTERPRISE DRIVE, KANSAS CITY, MISSOURI

### Building Specifications

Building:	70,080 (±) sf
Available Space:	70,080 (±) sf
Available Date:	April 1st, 2024 (potential to provide earlier occupancy)
Office Area:	10,229 (±) sf
Clear Height:	25' – 29'
Sprinkler:	ESFR
Parking:	110 parking stalls
Loading Doors:	6 dock-high doors equipped with levelers and shelters. All with bumpers. 4 van-high doors equipped with levelers and shelters. All with bumpers. 4 drive-in doors with automatic openers. (2 drive-thru bays)
Estimated Operating Expenses:	Taxes: \$1.21/sf; Insurance: \$0.23; CAM: \$0.98/sf

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