



## Downtown Industrial Park

- 16,750 SF with 5,668 SF office/production
- 3 docks (2 with pit levelers), 1 drive-in (6' x 10')
- 15' ceiling height in warehouse with LED Lighting
- Fenced loading/parking lot with additional lot to the north
- Exterior security lighting and cameras

## For more information:

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## Building Specifications

Total Square Feet:	16,750 SF on 37,017 SF land and additional lot to north
Office/Production Space:	5,668 SF
Column Spacing:	20' x 25'
Structure:	Concrete block & brick fascia
Ceiling Height:	15'
Roof:	Built up
Lighting Type:	LED Lighting
HVAC:	A/C office & production: FAG heat warehouse
Electric Service:	220 V / 1 phase / 200 AMP 480/277 V / 3 phase / 400 AMP
Year Built:	1964 with major remodel in 2017
Loading:	3 docks (2 with pit levelers), 1 drive-in (6' x 10')
Type of Lease:	Modified gross industrial, with 2018 base year for real estate taxes and fire and extended coverage insurance
CAM:	Tenant Pays for snow removal, trash, and lawn and lot and all utilities
Parking:	Off-street parking for ~8 cars that can potentially be expanded to ~15 cars along Roanoke and if utilizing the lot to the north, can increase parking further or increase fenced yard area. Inside fenced loading\parking\yard area, depending on layout and usage, can be anywhere from 8-12 cars parking
Zoning:	M-1
Photos of Property:	<a href="https://photos.app.goo.gl/q3STv2kceqRxm4Ft7">https://photos.app.goo.gl/q3STv2kceqRxm4Ft7</a>

## Building Specifications

Estimated Monthly Utility/ Misc. Costs:	Trash:	\$125
	Security/Alarm:	\$100
	Water:	\$225
	Internet/Phone:	\$180
	Gas:	\$450
	<u>Electric:</u>	<u>\$1,800</u>
	Total Utilities:	\$2,880

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# 3323 Roanoke Road

Kansas City, Missouri

# For Lease



700 W. 47th Street, Suite 200  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

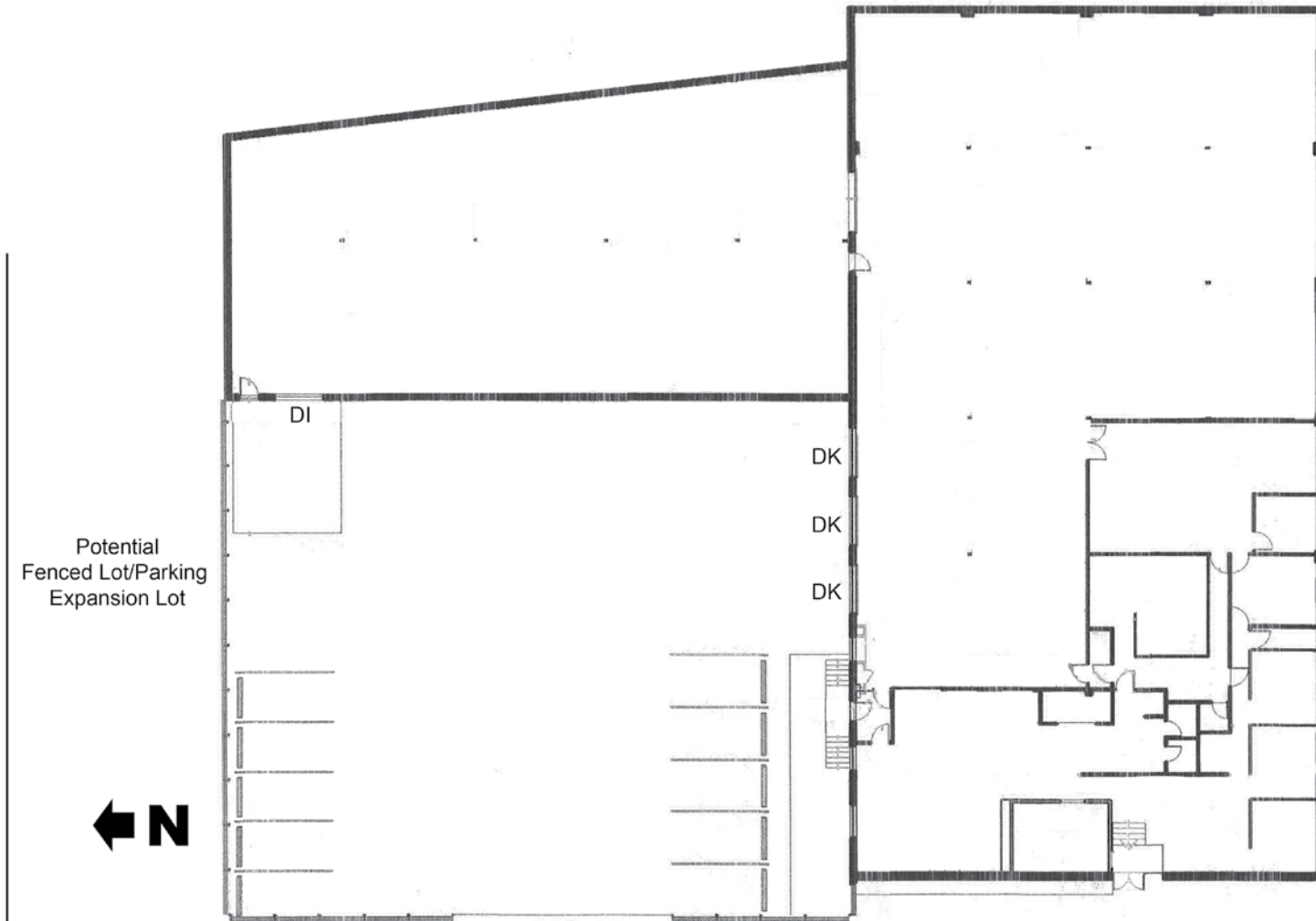
**BLOCK**  
REAL ESTATE SERVICES, LLC

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Floor Plan

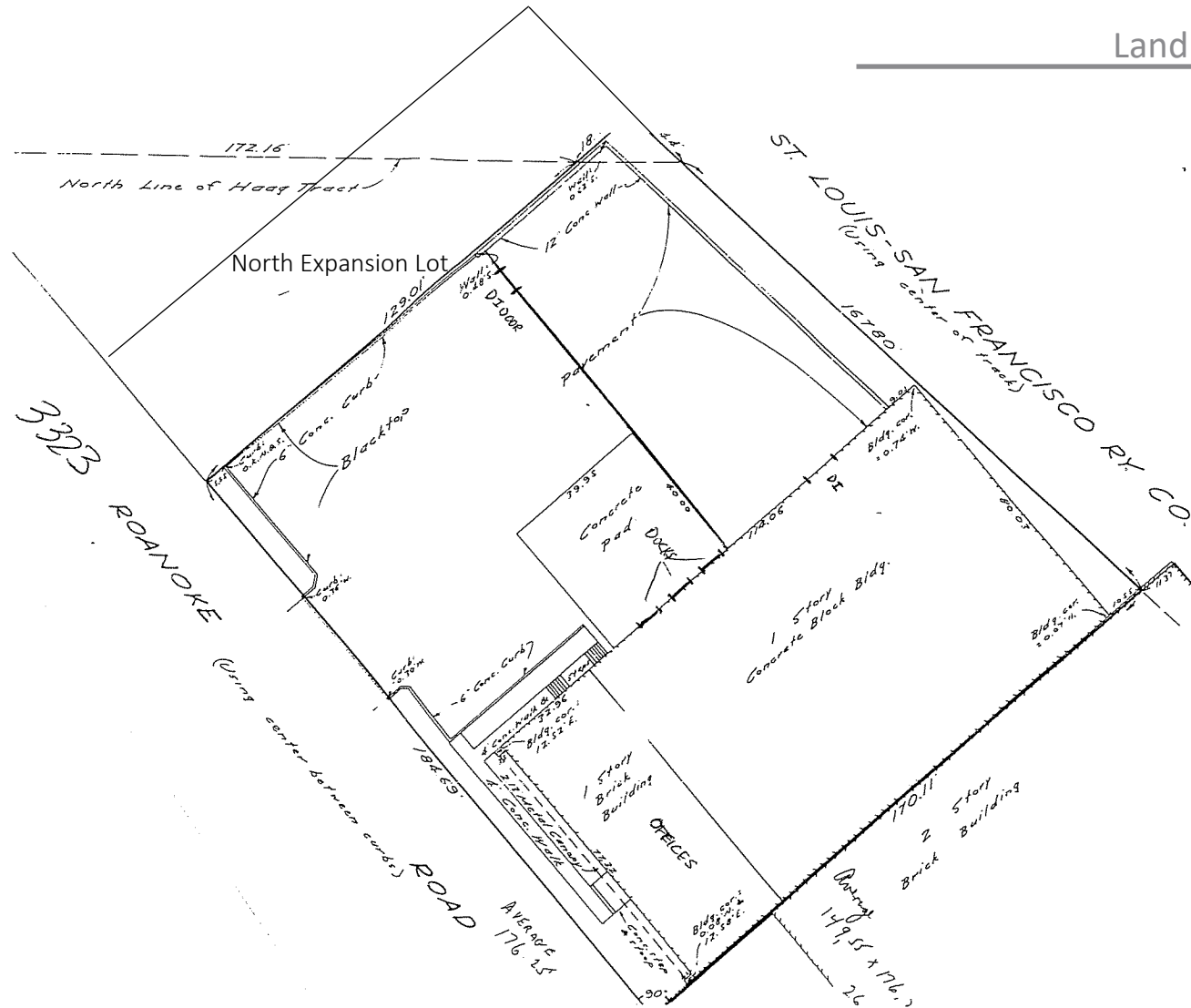


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**BLOCK**  
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## Kansas City, Missouri

## Land Survey



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