



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:

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

Christian Wead
816.412.8472
cwead@blockllc.com

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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: | https://photos.app.goo.gl/q3STv2kceqRxm4Ft7 |

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 |

For more information:

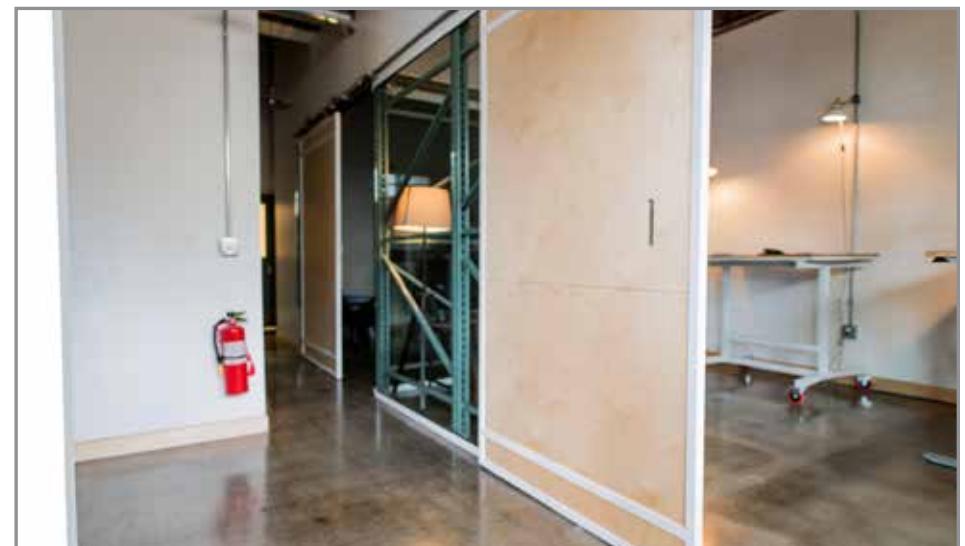
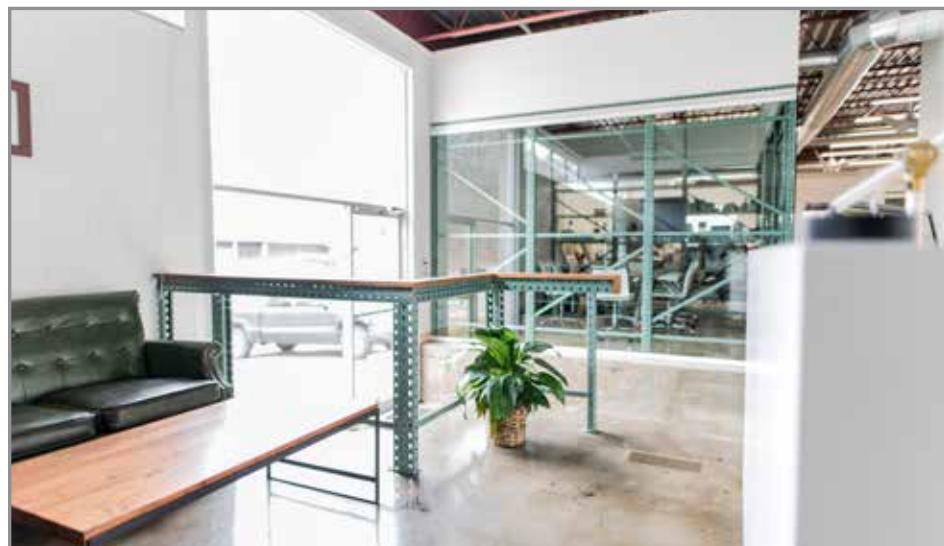
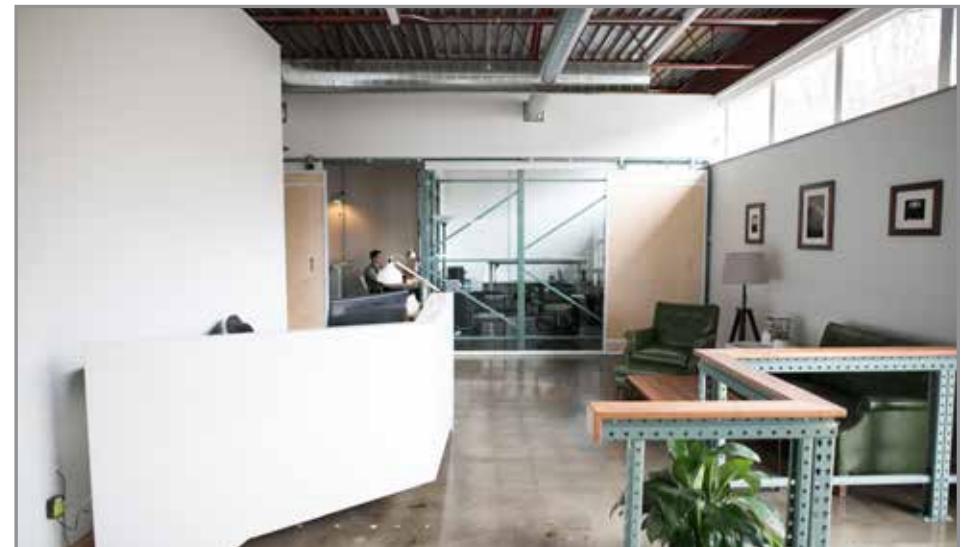
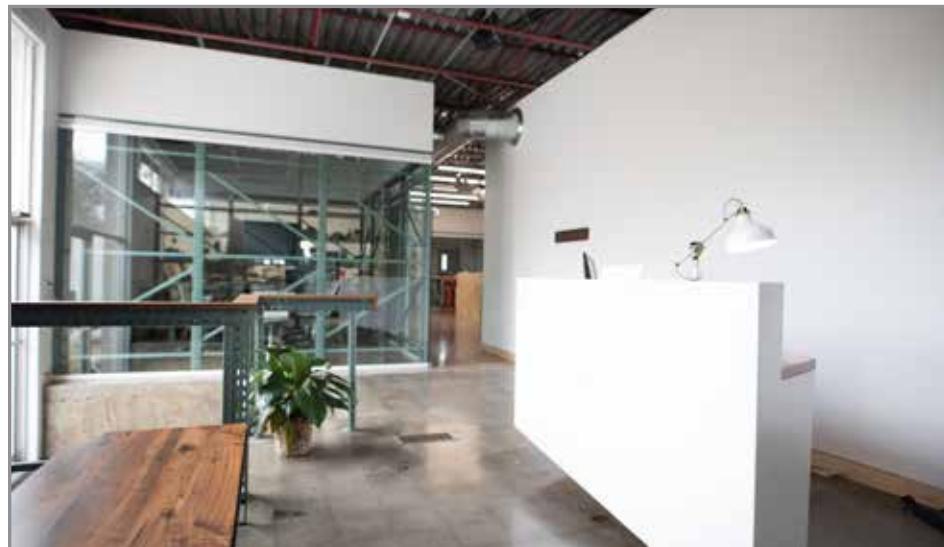
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3323 Roanoke Road

Kansas City, Missouri

For Lease



700 W. 47th Street, Suite 200
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

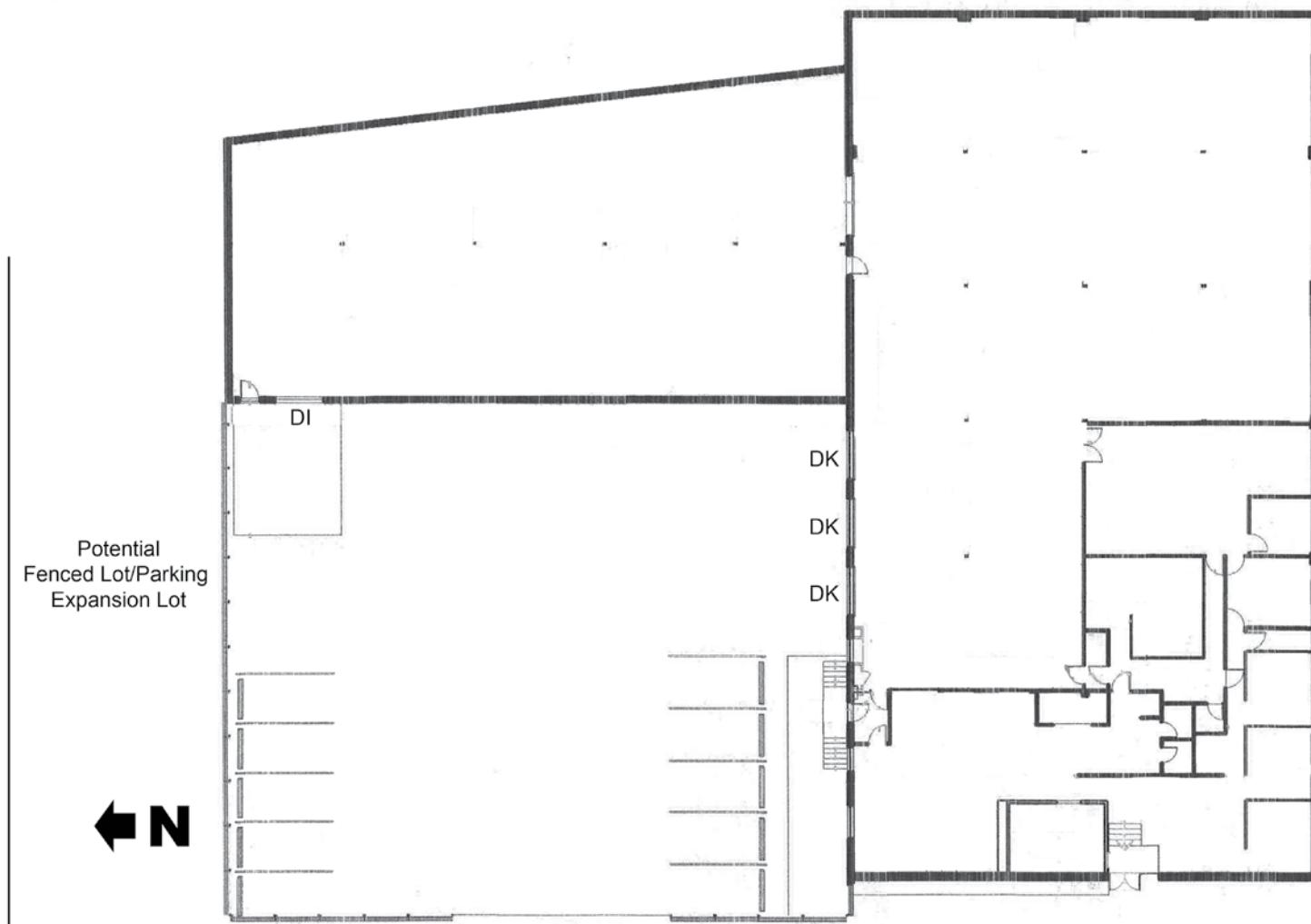
BLOCK
REAL ESTATE SERVICES, LLC

3323 Roanoke Road

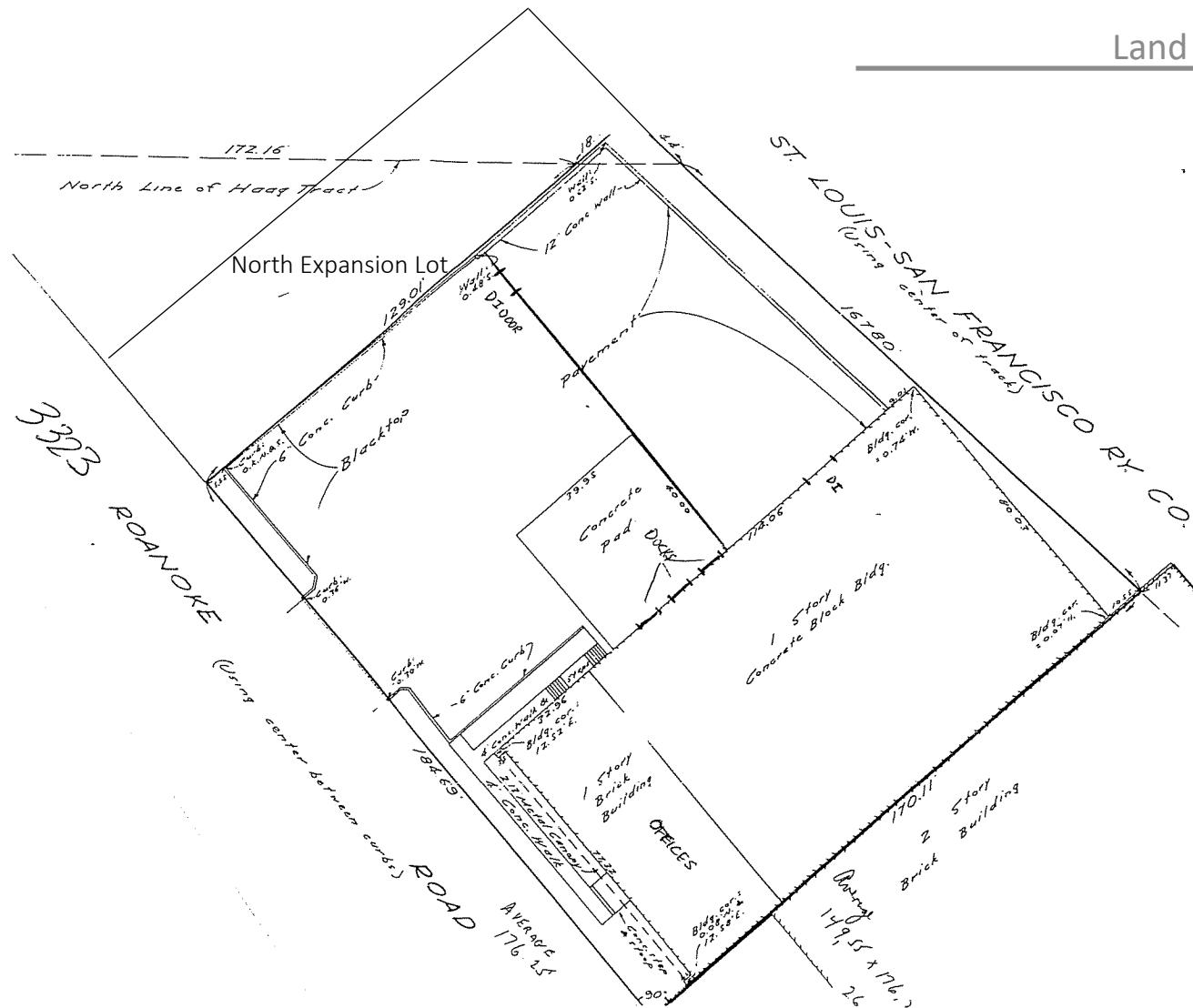
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Floor Plan



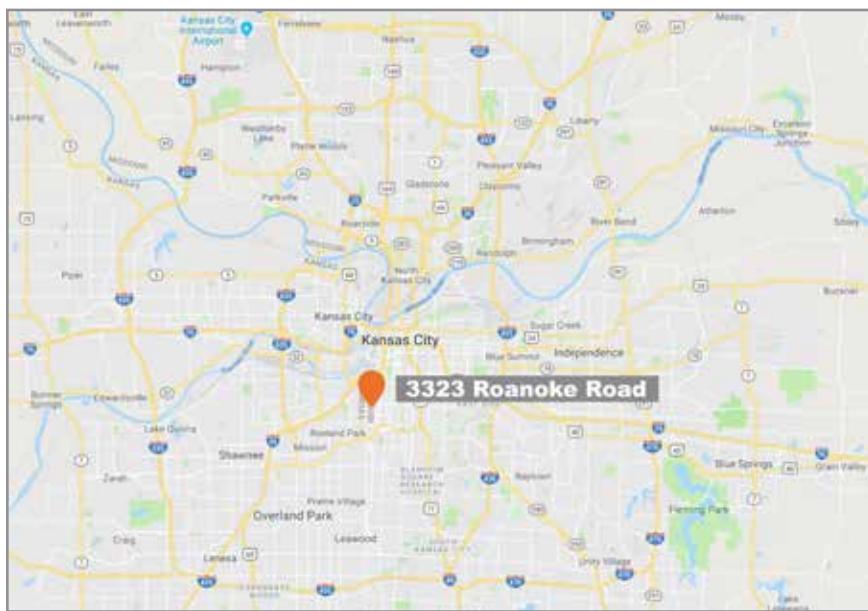
Land Survey



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