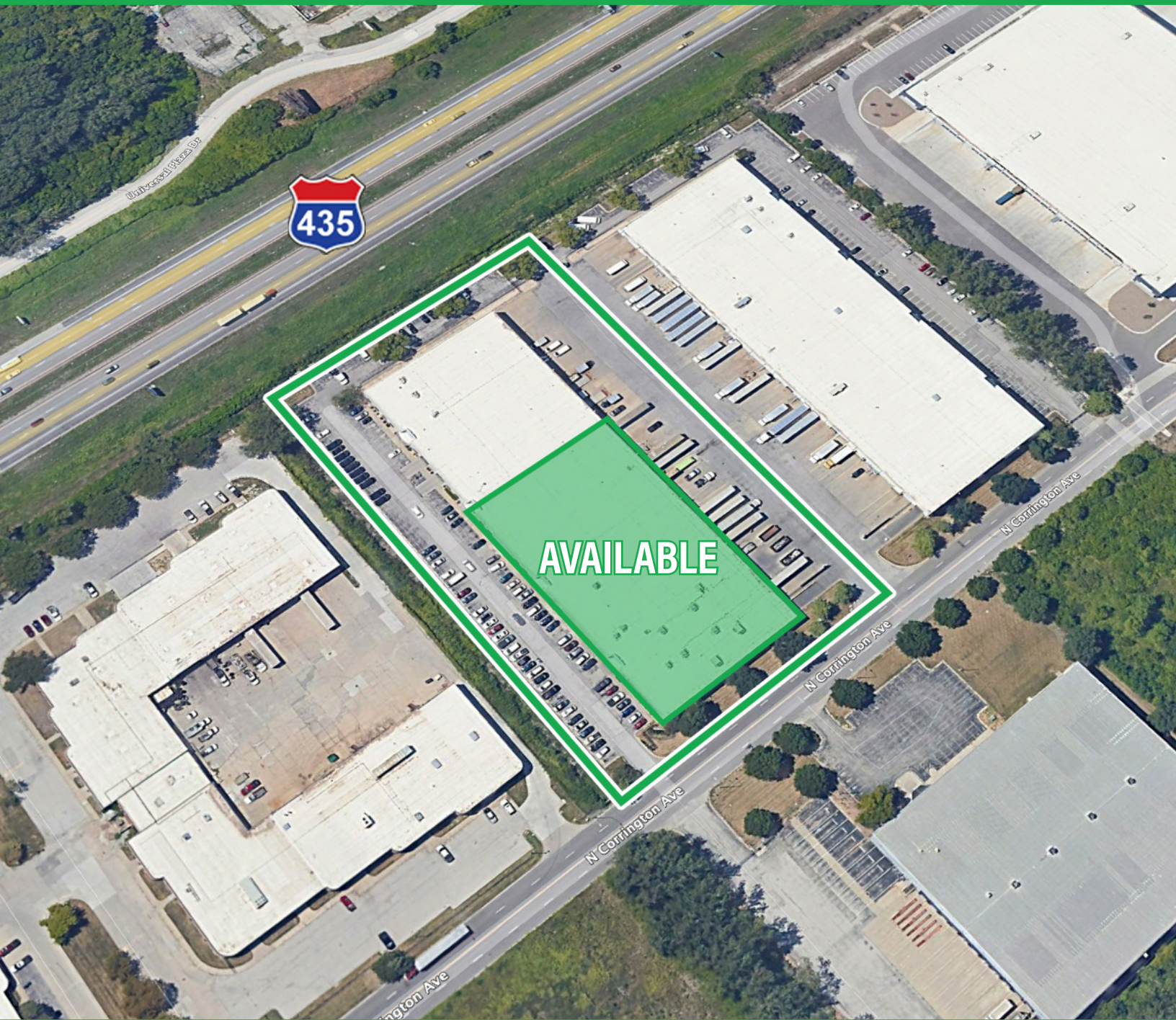


1800 N CORRINGTON AVE. KANSAS CITY, MISSOURI

EXECUTIVE PARK INTERSTATE CENTER — BUILDING 1

53,075 SF

Q4 2024 Occupancy



NEWMARK
ZIMMER

 **SR REALTY TRUST**[®]
A Schafer Richardson Company

Mark C. Long
816-512-1011
mlong@nzimmer.com

John F. Hassler
816-268-4208
jhassler@nzimmer.com

STRATEGIC SITE LOCATION



LOCATION ADVANTAGES



Centralized Executive Park location near labor and amenities.



Highway access via interchange at Front Street

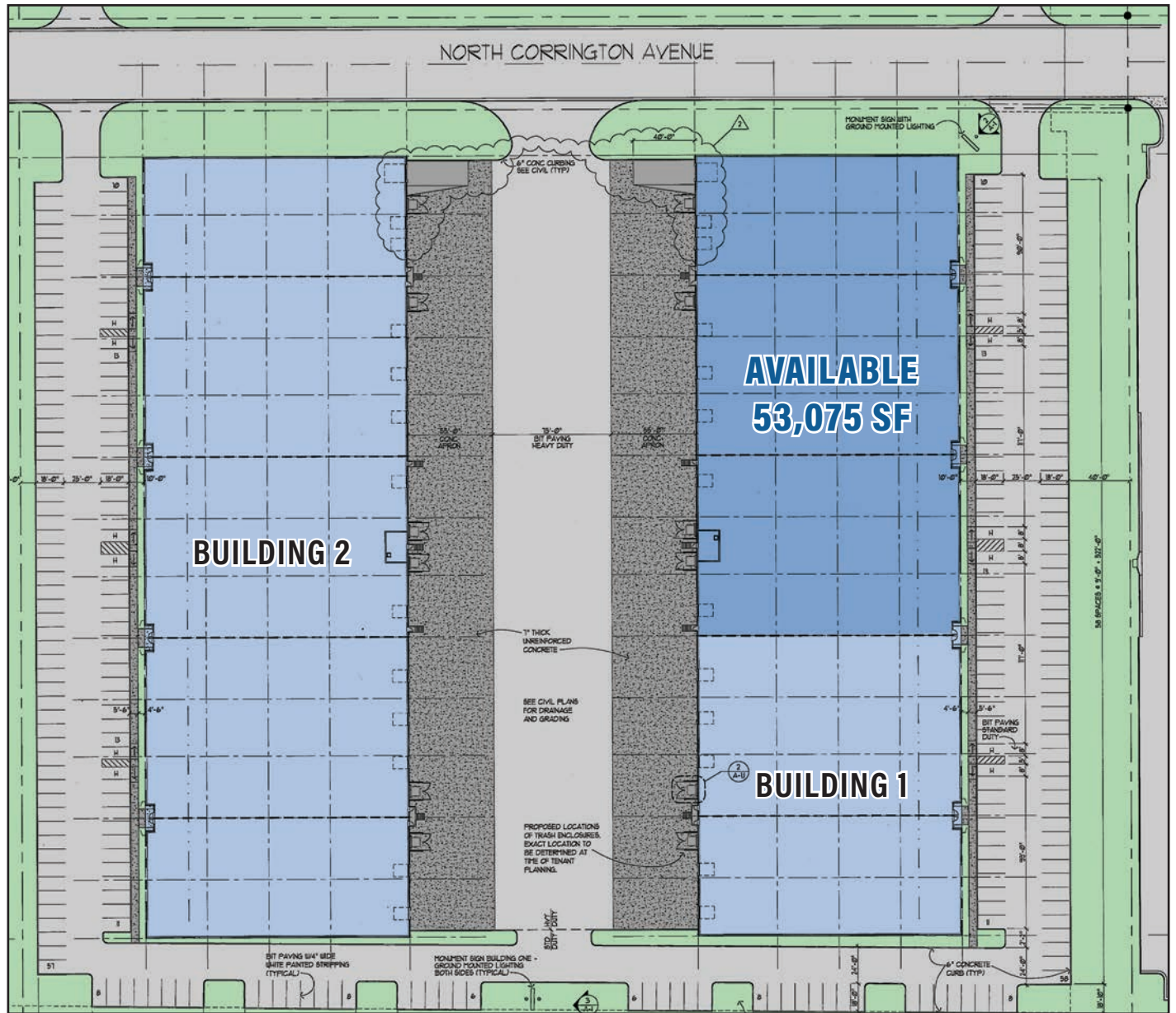


Excellent I-435 Interstate visibility and signage



Institutionally owned and maintained industrial park

SITE PLAN



SITE FEATURES



Modern, precast construction with single-load design.



Fully secured (fence and gate) truck court and parking area.

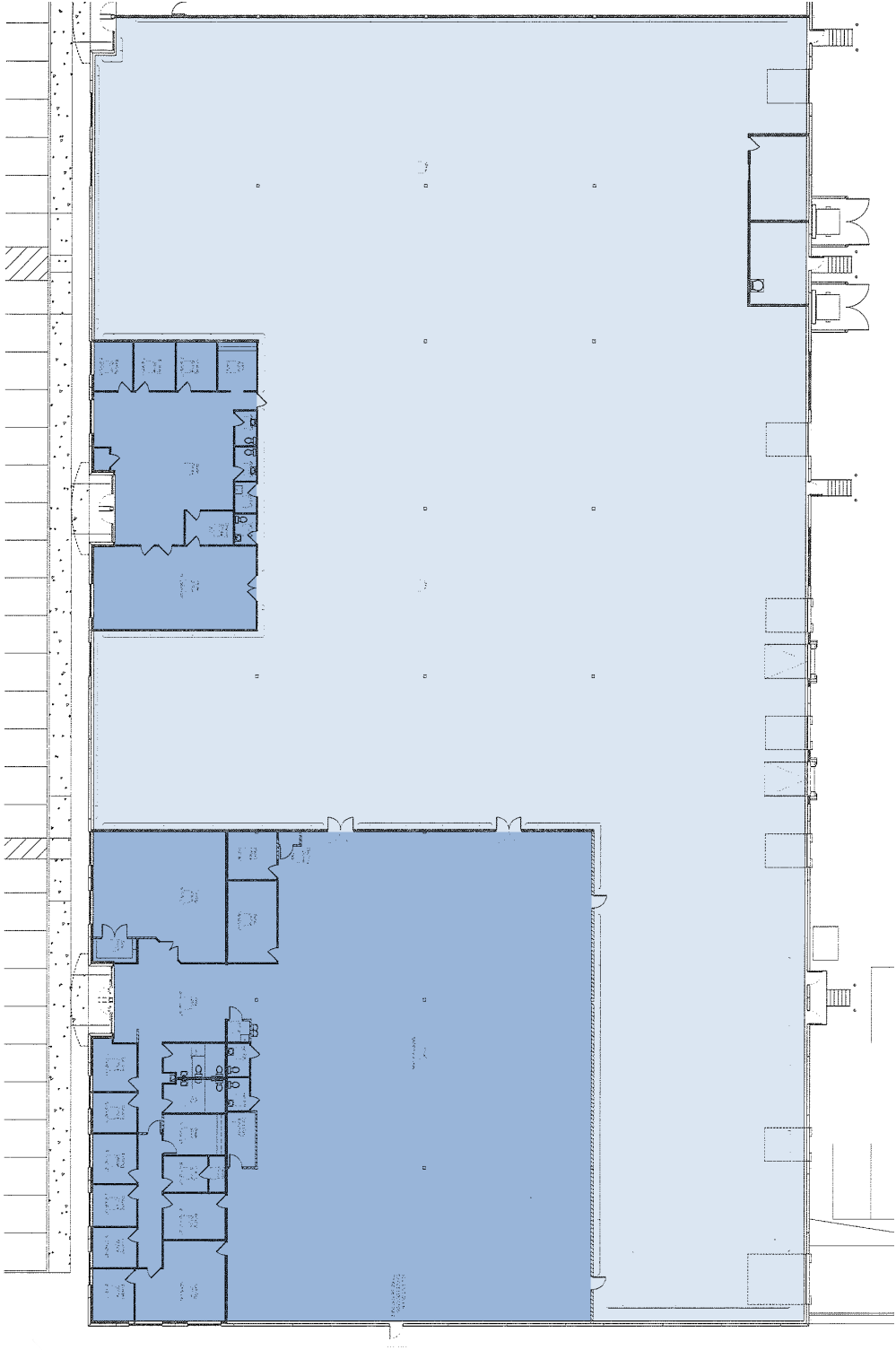


±8,000 SF of functional, recently finished office space.

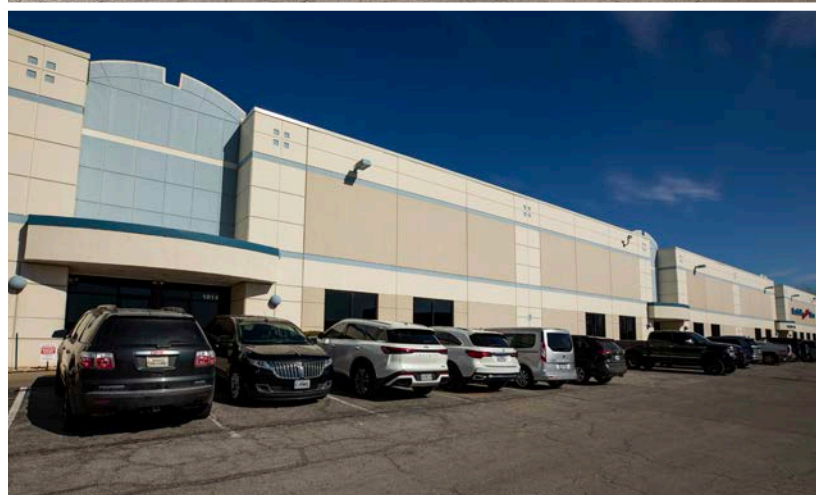


Efficient, clean warehouse space designed for high throughput.

FLOOR PLAN



BUILDING DETAILS



BUILDING SPECS

53,075 SF AVAILABLE

8 DOCK DOORS

1 DRIVE IN DOOR

65 CAR PARKING

YEAR BUILT	2000
CLEAR HEIGHT	24'
SPRINKLER SYSTEM	ESFR
HVAC	FORCED AIR GAS
DOCKS	8 (9X10)
DRIVE IN DOORS	1 (14' TALL)
CONSTRUCTION	PRECAST CONCRETE
OFFICE SPACE	PRIMARY: ±4,800 SF, AUXILIARY OFFICE: ±3,200 SF
TRUCK COURT	185'

OPERATING EXPENSES

CAM (INCLUDING MANAGEMENT FEE)	\$1.34 PSF
INSURANCE	\$0.55 PSF
TAXES	\$1.19 PSF
TOTAL	\$3.08 PSF

LEASE RATE: \$6.95/SF, NNN