




For Sale or Lease

3327 Roanoke Rd.
Kansas City, MO
37,627 RSF Available

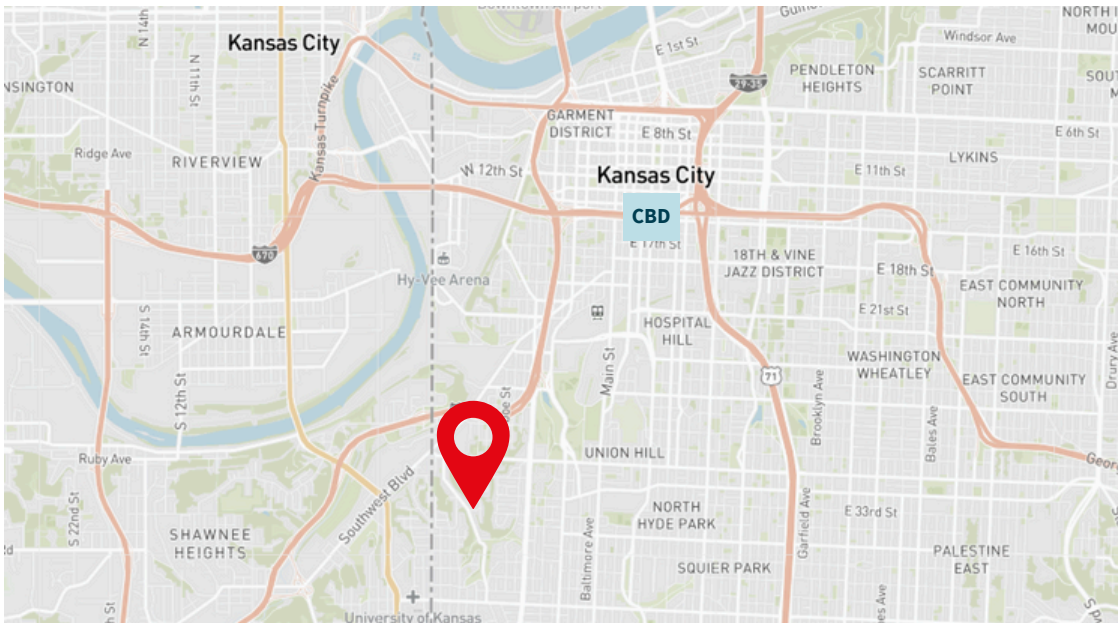
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 **JLL** SEE A BRIGHTER WAY

[jll.com/kansas-city](https://www.jll.com/kansas-city)

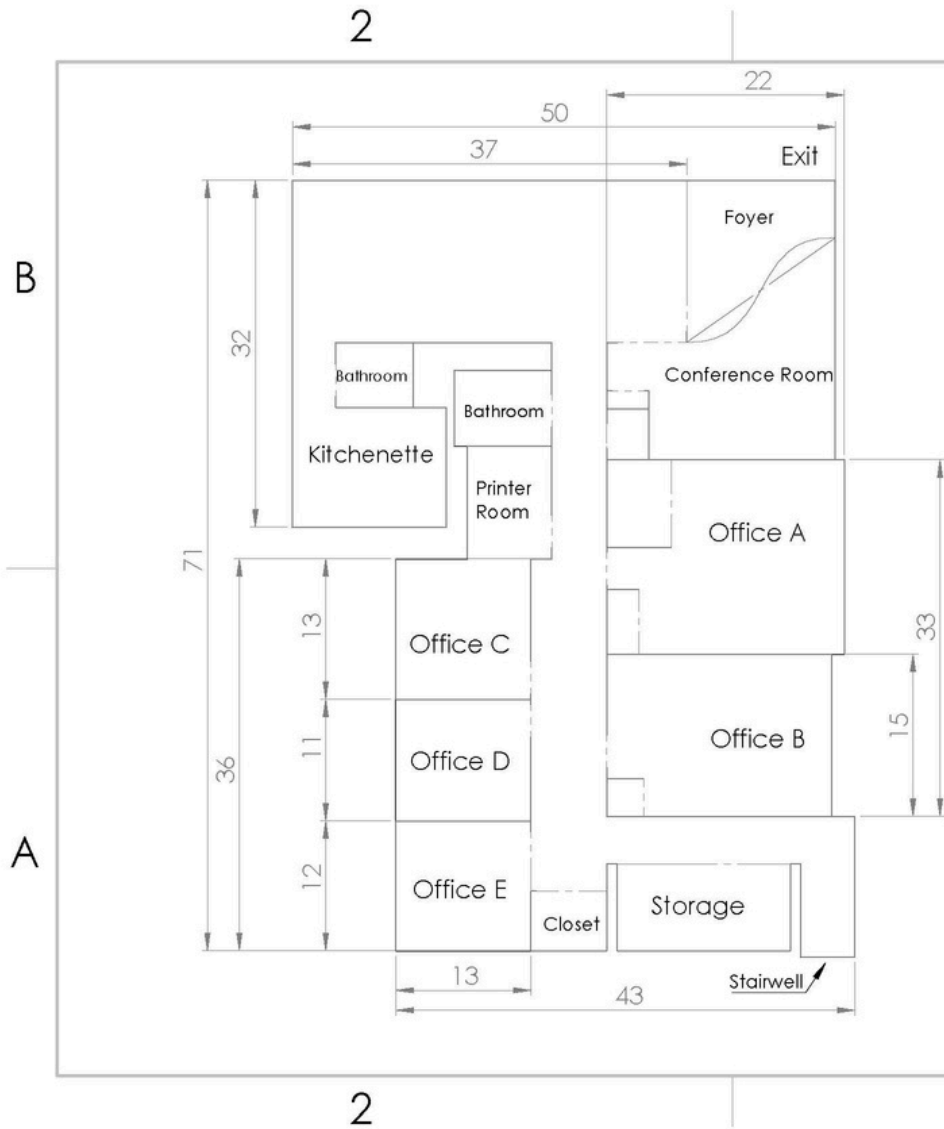
Property Aerial and Parcel



Property Details

Location	Midtown
Site	1.39 Acres
Size	37,627 SF
Office	3,412 SF
Parking	50 Surface Lots
Docks	12 (5 with edge of dock levelers and 1 ramped dock)
Electrical	1,600 Amp - 3 Phase
Clear Heights	16' - 20'
Rent	\$6.50/SF NNN
Sale	\$2,200,000
Taxes	\$0.64/SF
Insurance	\$0.30/SF
CAM	By Tenant

3327 Roanoke - Office Floorplan



Car Parking & Storage Area

Square Footage
3142 ft²

BRADCO INC.

TITLE:

Office

SIZE

A

PART NO.

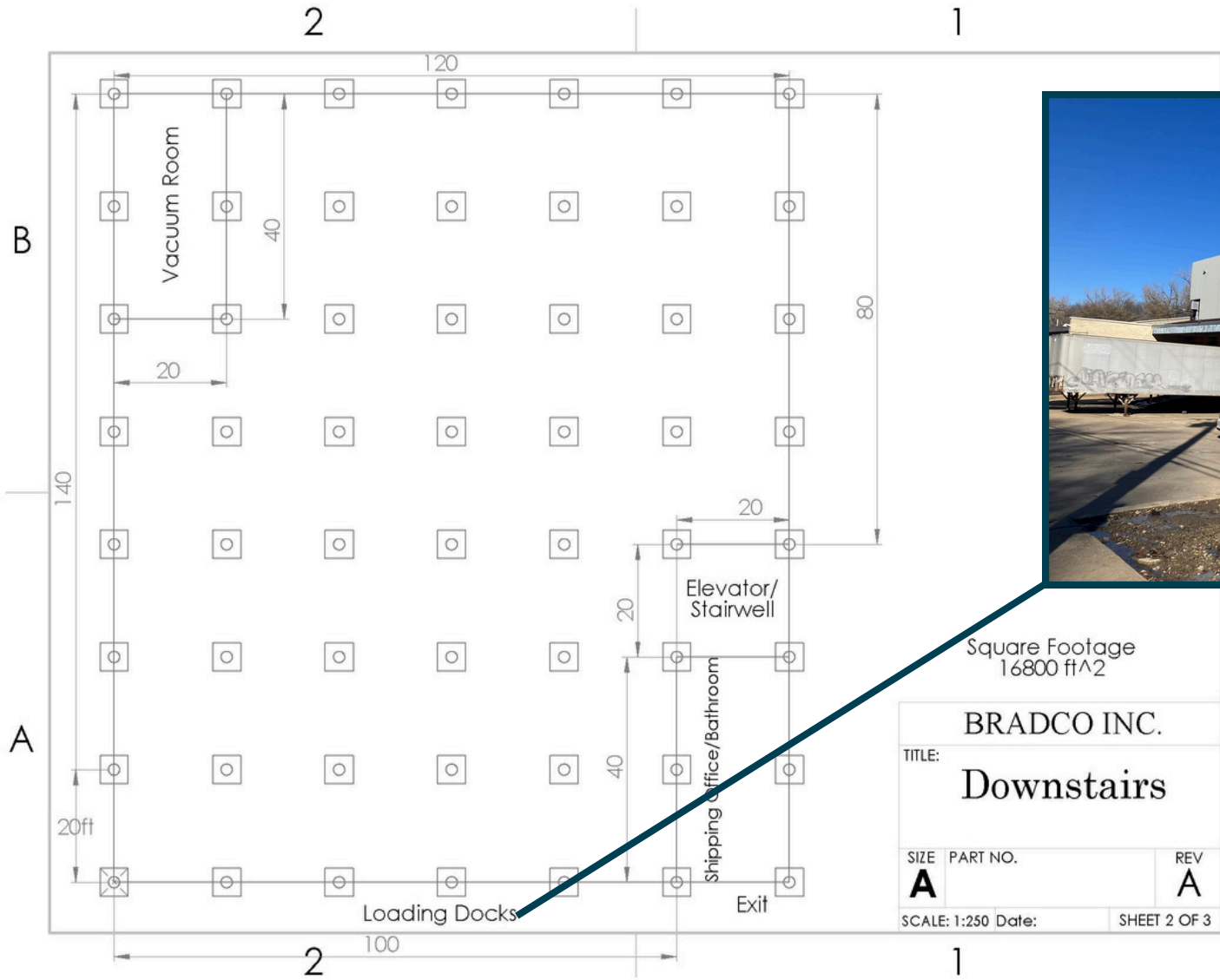
REV

A

SCALE: 1:150 Date:

SHEET 1 OF 3

3327 Roanoke - Downstairs Floorplan



Lower Warehouse Loading

Square Footage
16800 ft²

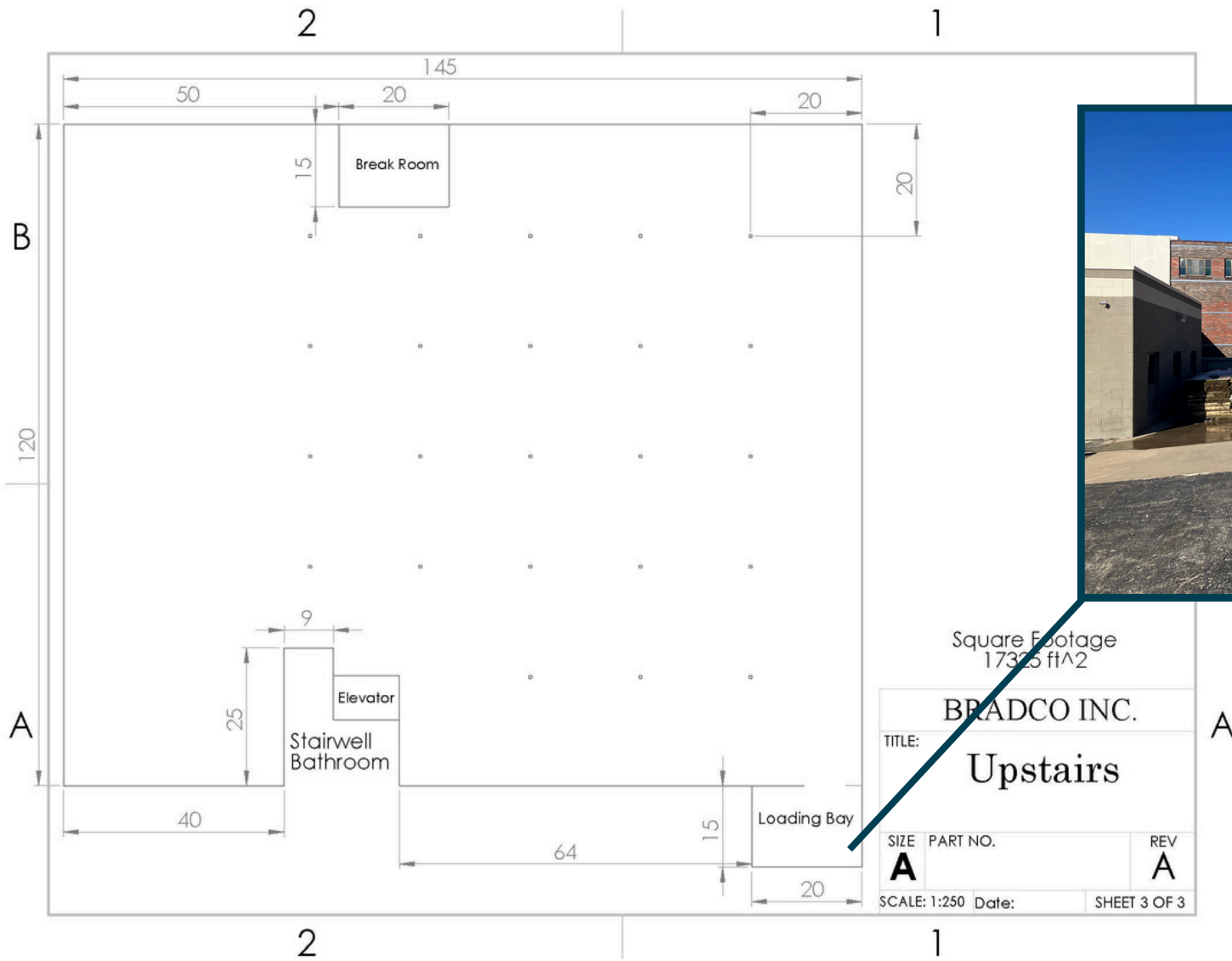
BRADCO INC.

TITLE:
Downstairs

SIZE A	PART NO.	REV A
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SCALE: 1:250 Date: SHEET 2 OF 3

3327 Roanoke - Upstairs Floorplan



Upper Warehouse Loading

Square Footage
17325 ft²

BRADCO INC.

TITLE:

Upstairs

SIZE

A

PART NO.

REV

A

SCALE: 1:250 Date:

SHEET 3 OF 3

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