



## 60,000 SF Distribution at I-635 and Kansas Avenue

- 60,000 SF of 120,000 SF distribution building available for lease
- 6,764 SF office/showroom
- Outside storage
- 21-25' clear (avg. 23' in the center of the building)
- 13 dock-high doors
- 3 drive-in doors - all 14' tall to 18' tall

### For more information:

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## Building Specifications

Building Size:	120,000+/- SF, building-potentially expandable up to 100,000 SF, or additional trailer parking or additional outside storage lot
Acres	12.1 acres
Office Area:	6,764 SF that includes 2,140 sf of showroom. 2,978 +/- SF in east 60,000 SF
Year Built:	1995
Clear Height:	21' - 25' (23' average in the center of the building - top-hat style roof deck)
Loading:	26 dock-high loading doors, all are 9' x 10' (4 have pit levelers, 19 have EOD levelers, all but 3 have "G" by Frommel Seals. Most doors have inside light kits. 4 drive-in loading doors: (1)- 24' x 14'; (1)- 14' x 14'; (2)- 12' x 14'
Power:	2,500 amps/480-277 volt/3-phase power
Lighting:	T5 in warehouse, providing an average of 21 cp at 5' AFF
Heating:	West 60,000 SF of the building with direct fire and circulating fans. East 60,000 SF - forced air gas unit heaters. Also has exhaust fans on the North wall.
Flooring:	6" thick concrete over 4" crushed rock fill with 6 by 6 wire mesh
Column Spacing:	50' x 60'
Sprinkler:	The system is ESFR (Early Suppression Fast Response) utilizing three 8" risers that are all ESFR calculation with (12) heads at 50 PSI GM/Sq. Ft. with 1995 K14 brass pendent heads
Construction Type:	Pre-cast concrete
Roof:	MR-24 standing seam roof
Zoning:	M-3 (Heavy Industrial)
Parking:	Asphalt surface with 120+/- automobile parking existing at front/west side. Trailer parking is available at the rear (north side) of the building with a dolly down area and room to maneuver semi-tractor trailer rigs for 40+/- trailers of future expansion of same/outside storage.
Utilities:	The building is served by electricity and water/sewer. Heat is electric. There is one meter for each utility serving the building and utilities are split pro-rata among the current two (equal SF) tenants, on a prorata basis.

## Economic Incentives

Net Charges (2023 Est.):	Insurance:	\$0.08 PSF
	Taxes:	\$1.31 PSF
	CAM:	\$0.84 PSF
	Total:	\$2.23 PSF

Outside Storage: West end has 34,560 SF asphalt fenced and additional 28,000 SF chip/seal lot, for total of 62,560 SF

State and Local personal property tax is exempt for new or used commercial / industrial equipment acquired or transferred into the State after June 30th, 2006.

Machinery & Equipment Tax Exemption:

The exemption covers:

- Equipment used in manufacturing operations
- Equipment used in warehousing / distribution
- Business machinery
- Computer
- Desks & Chairs
- Copiers
- Fax machines
- Semi-trailers
- Spare parts, supplies & materials

- Incentives:
- PEAK (Promoting Employment Across Kansas): This program allows companies to retain 95% of their Kansas payroll withholding tax.
    1. 10 new jobs within 2 years of relocation to Kansas
    2. Employers must pay above County Median Wage.
    3. Offer health insurance and pay at least 50% of the premiums.
  - HPIP (High Performance Incentive Program): this tax credit program offsets the company's Kansas corporate income tax.
    1. Company must exceed the NAICS code county average to qualify.
    2. The company must utilize State assistance for training of workforce.
    3. 10% income tax credit for net, new capital investment for the project.
  - New! Business income tax exemption for LLCs, LLPs, Sub-Chapter S Corporations, Partnerships and Sole Proprietorships.
  - Financial assistance to train a new workforce or retrain an existing workforce.
  - Financial assistance for construction, remodel, furnishings and equipment.
  - Sales tax exemption on purchases to construct, remodel, furnish and equip a facility.
  - No inventory or franchise tax by state law.
  - 100 percent sales tax exemption on items that become part of a manufactured product or items consumed in production.



4600 Kansas Avenue

Kansas City, Kansas 66106

For Lease



WEST ELEVATION



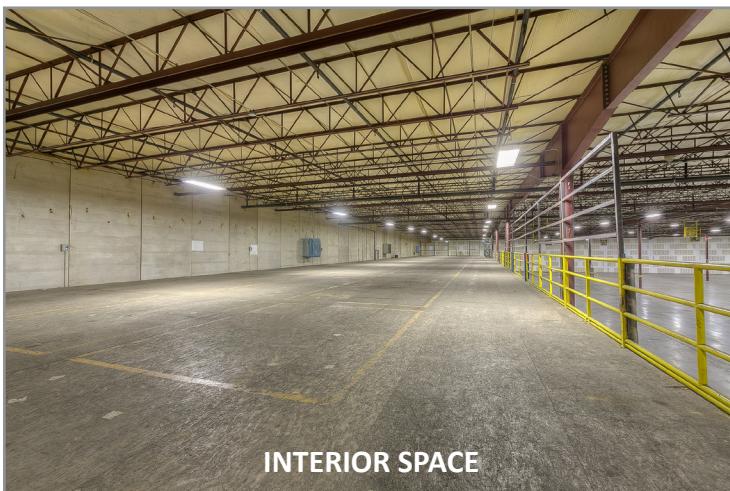
SOUTH ELEVATION



WEST ENTRY



SOUTH/EAST ELEVATION



INTERIOR SPACE



INTERIOR SPACE

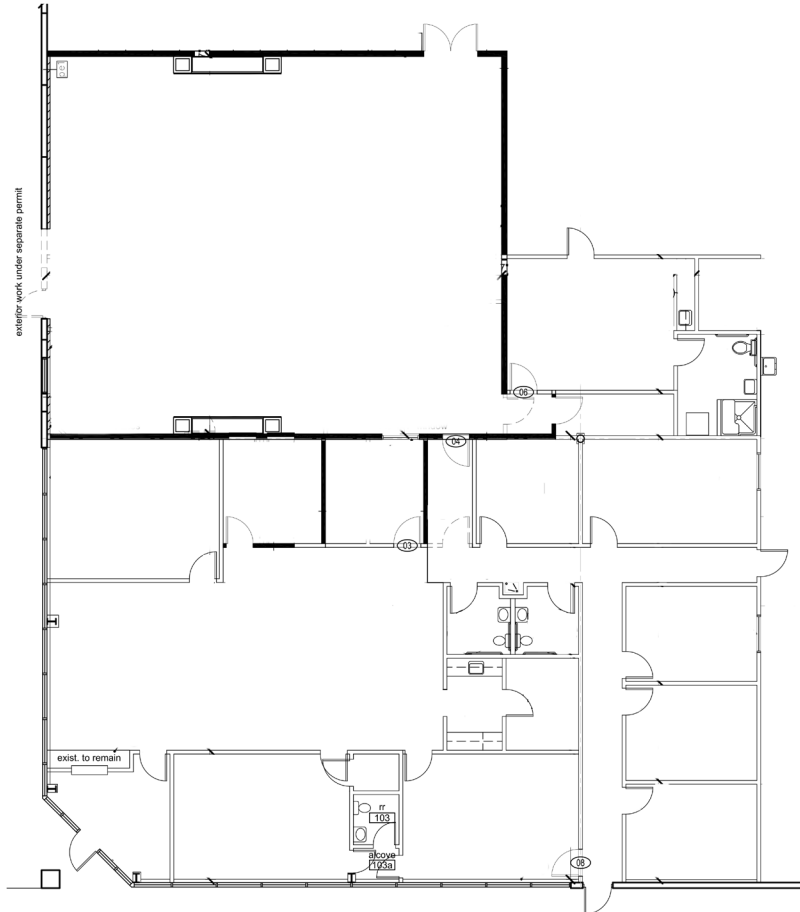


# 4600 Kansas Avenue

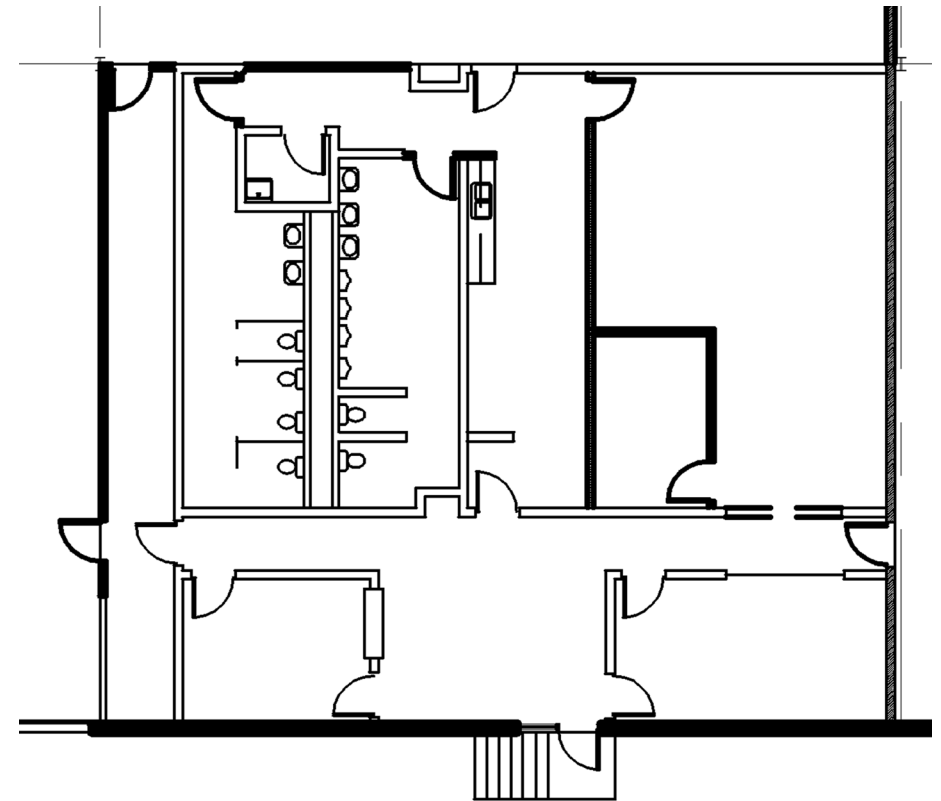
Kansas City, Kansas 66106

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## Office Plans

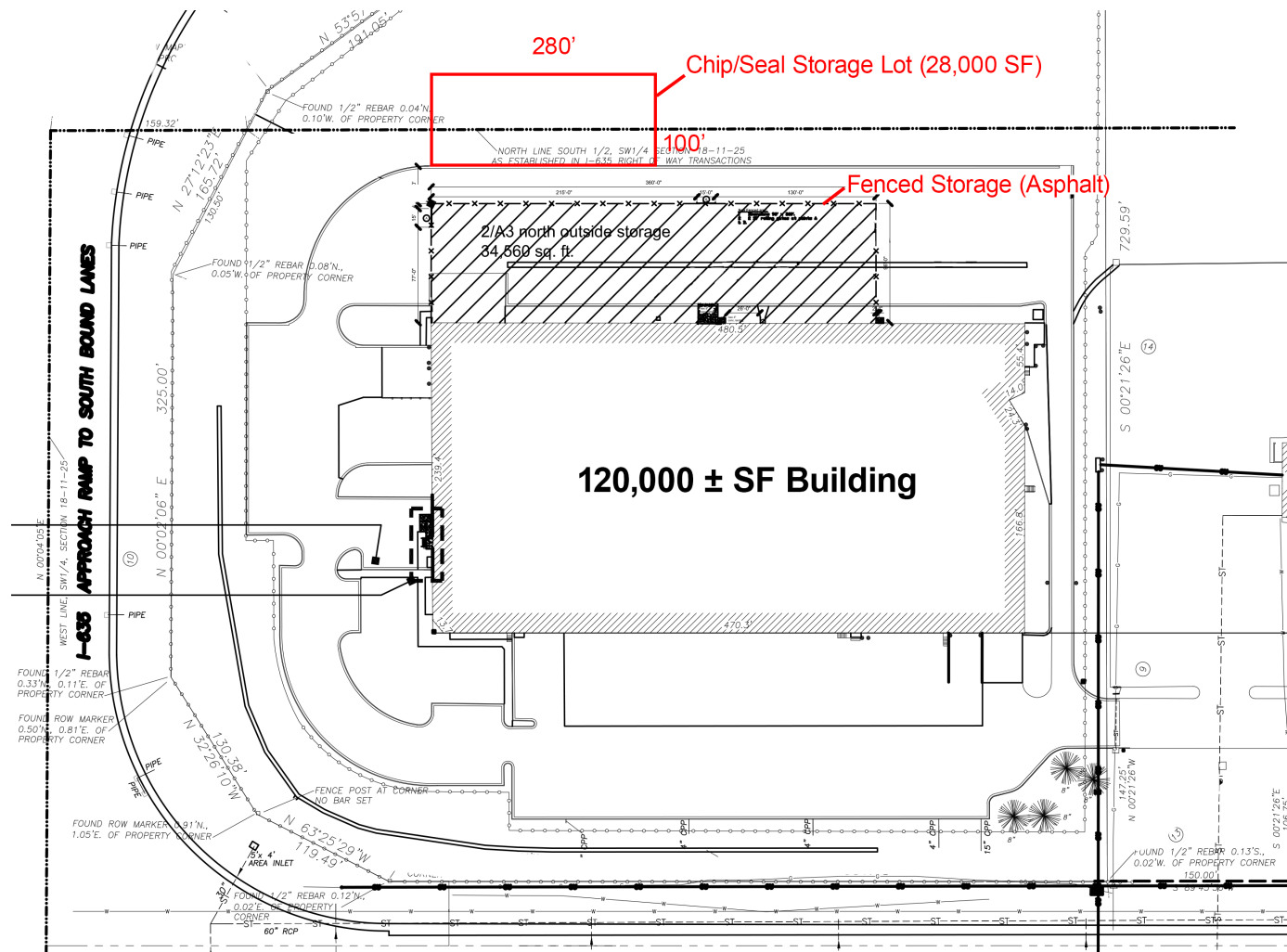


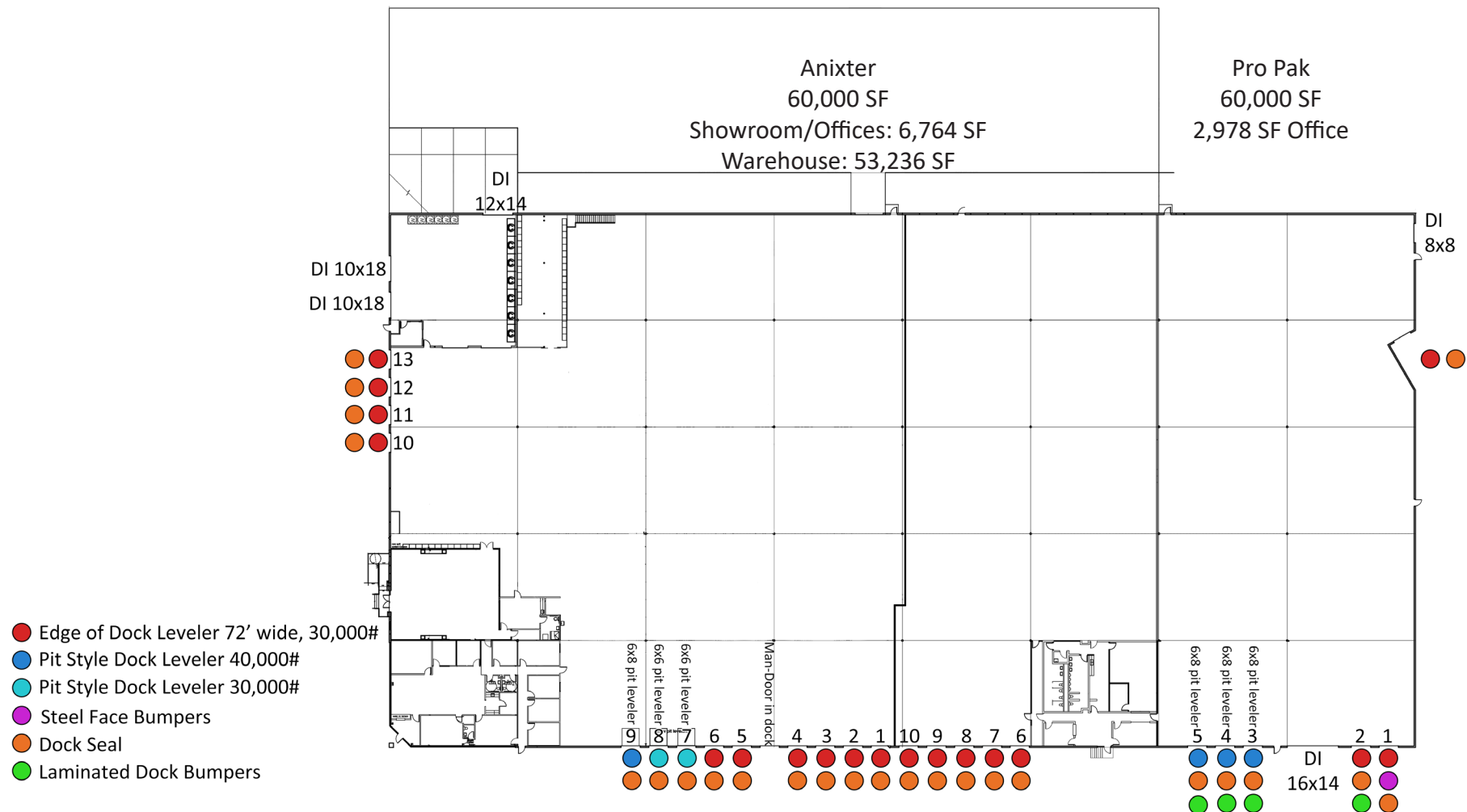
6,764 SF Office/Showroom - West Side



2,978 SF Office - East Side

## Site Plan



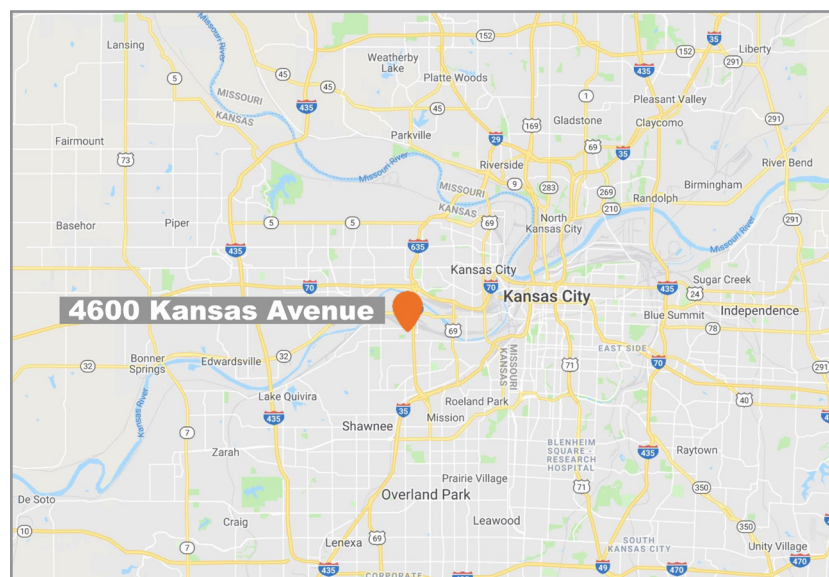




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