



120,000 SF Distribution at I-635 and Kansas Avenue

- Building currently split into two-60,000 SF spaces
- Office/Showroom space on each side of the building
- Outside storage on north/rear side of building
- Multiple dock doors serving each side
- 5 Drive-In doors serving west side of building and 2 Drive-In doors serving east side

For more information:

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Building Specifications

120,000± SF, that is potentially expandable by up to an additional 100,000 SF for a total of up to 220,000 SF. In lieu of building expansion, the area on the north side of the building could become additional trailer parking or additional outside storage.

Building Size:

Note on square footage: Since acquisition of this building, that was built by a different owner, this Landlord has referred to each side of the building as 60,000 RSF and a total building size of 120,000 RSF. There are two ways to measure industrial buildings per BOMA. This building's measurements are based on the roof line version of BOMA since the building was inherited and that's the method that had been used by the previous owner. The other method which is often used in newer industrial buildings is based on the outside face of the exterior walls/windows line at the floor. The recessed loading dock at the east end of the building is included in the RSF per BOMA, as it is covered by the building roof. Based on BOMA, the east side is 60,004 RSF, of which 170 RSF is in the angled dock on the east wall, while the west side is 60,006 RSF due to a slight jog in the demising wall. For the building rent roll, the Landlord has used 60,000 RSF for both spaces/120,000 RSF for the building total.

Acres 12.1 acres

Office Area: 6,764± SF of which 2,140± SF of that is a separate/connected open showroom, all located at the southwest corner serving the west end. On the south elevation and serving the east side is 2,978± SF of office/restrooms.

Year Built: 1995

Clear Height: 21' - 25' (23' average in the center of the building - top-hat style roof deck)

Loading: Total of 26 dock doors, all are 9' x 10'. 4 of the dock doors have pit levelers and 19 have edge-of-dock levelers. Most of the doors have seals and most of the doors have inside trailer light kits. There are 5 drive-in loading doors serving the west side of the building. 2 on the west side, side-by-side are 12' x 18'. 1 on the northwest corner (north elevation) is 12' x 14', and 1 on the north elevation of the west section is 10' x 8'. An additional door on the north elevation was added in 2023 and is 14' x 16'. Serving the east side of the building are 2 drive-in doors, one 20' x 14' and the other 8' x 8'.

Power: 2,500 amps/480-277 volt/3-phase power

Lighting: LED/T5

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'

Economic Incentives

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.

Net Charges (2026 Estimates):

Insurance:	\$0.15 PSF
Taxes:	\$1.97 PSF
CAM:	\$1.01 PSF
Total:	\$3.13 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

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4600 Kansas Avenue

Kansas City, Kansas 66106

For Lease



WEST ELEVATION



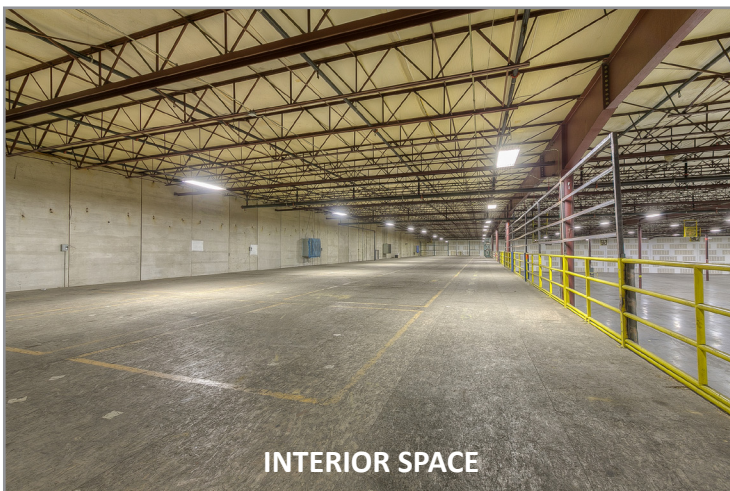
SOUTH ELEVATION



WEST ENTRY



SOUTH/EAST ELEVATION



INTERIOR SPACE



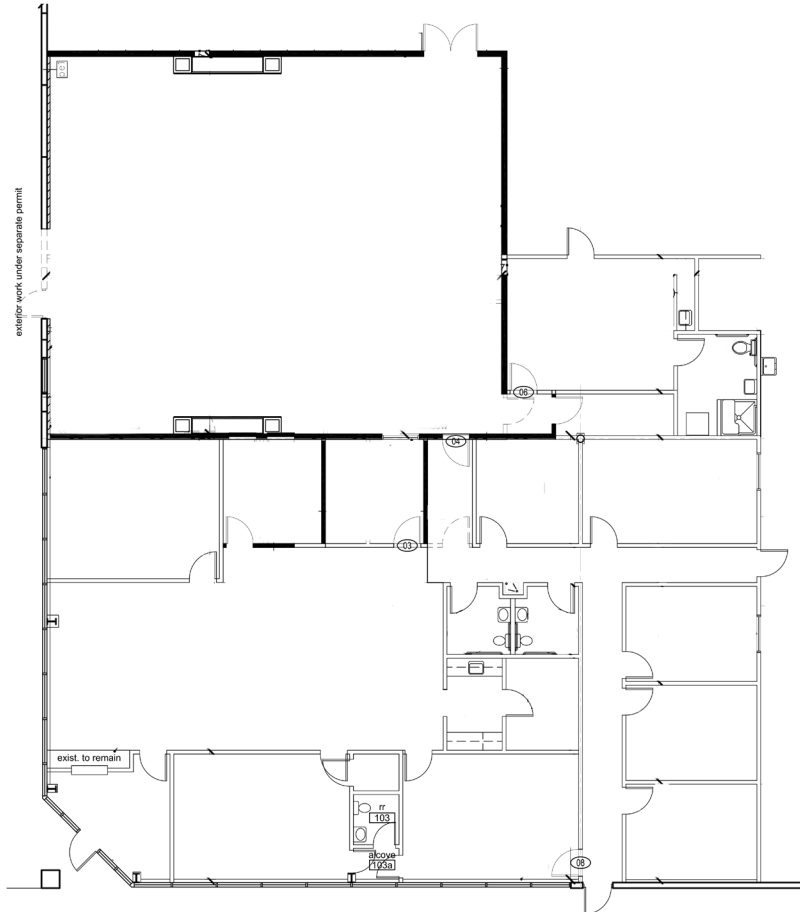
INTERIOR SPACE

4600 Kansas Avenue

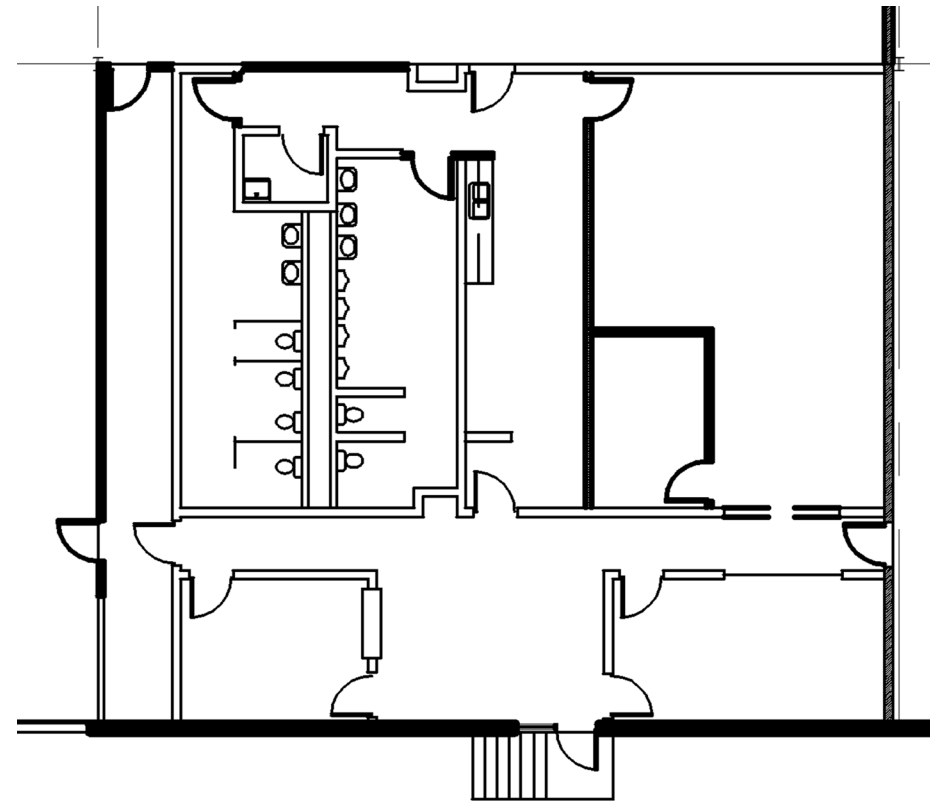
Kansas City, Kansas 66106

For Lease

Office Plans

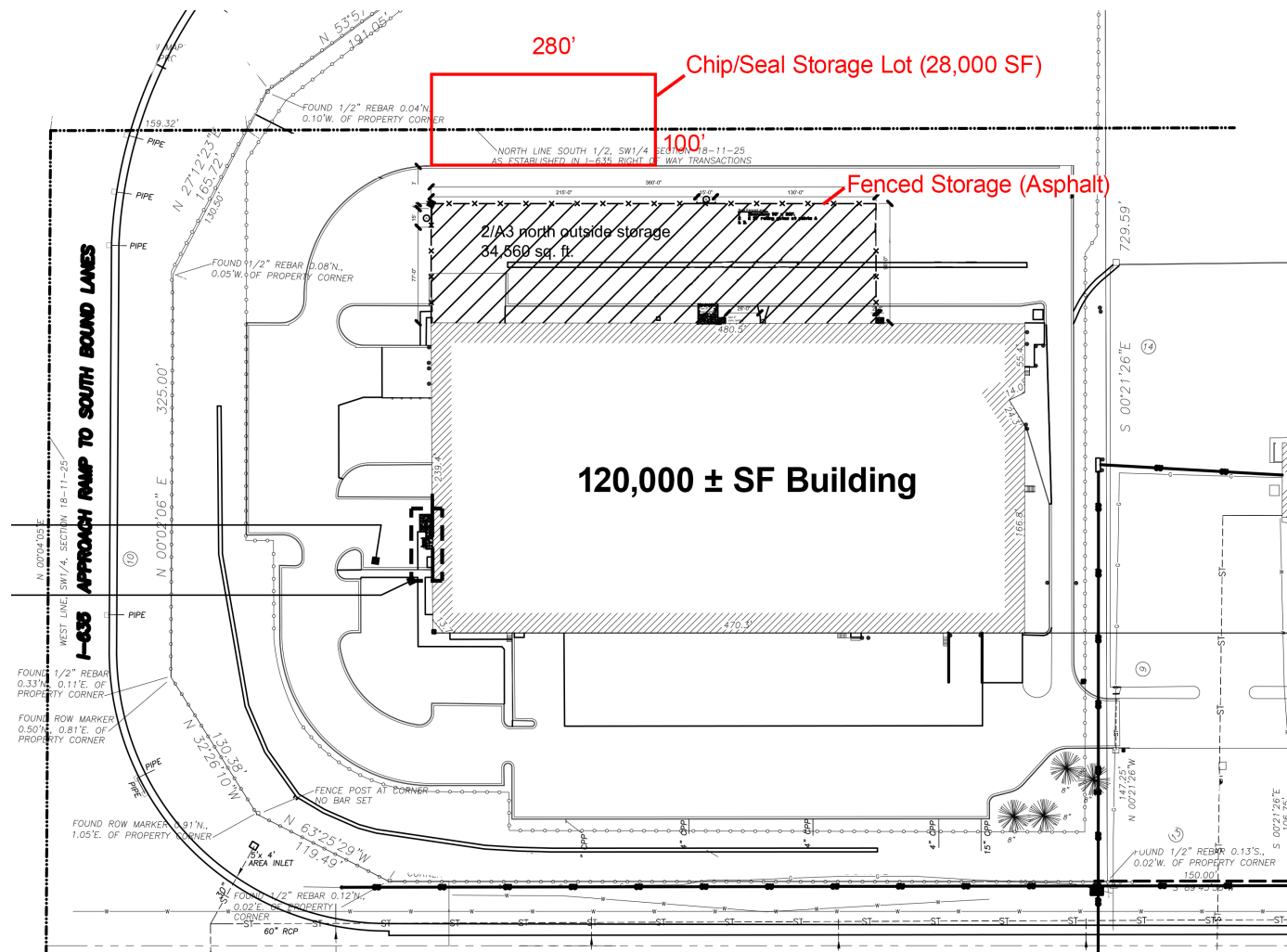


6,764 SF Office/Showroom - West Side

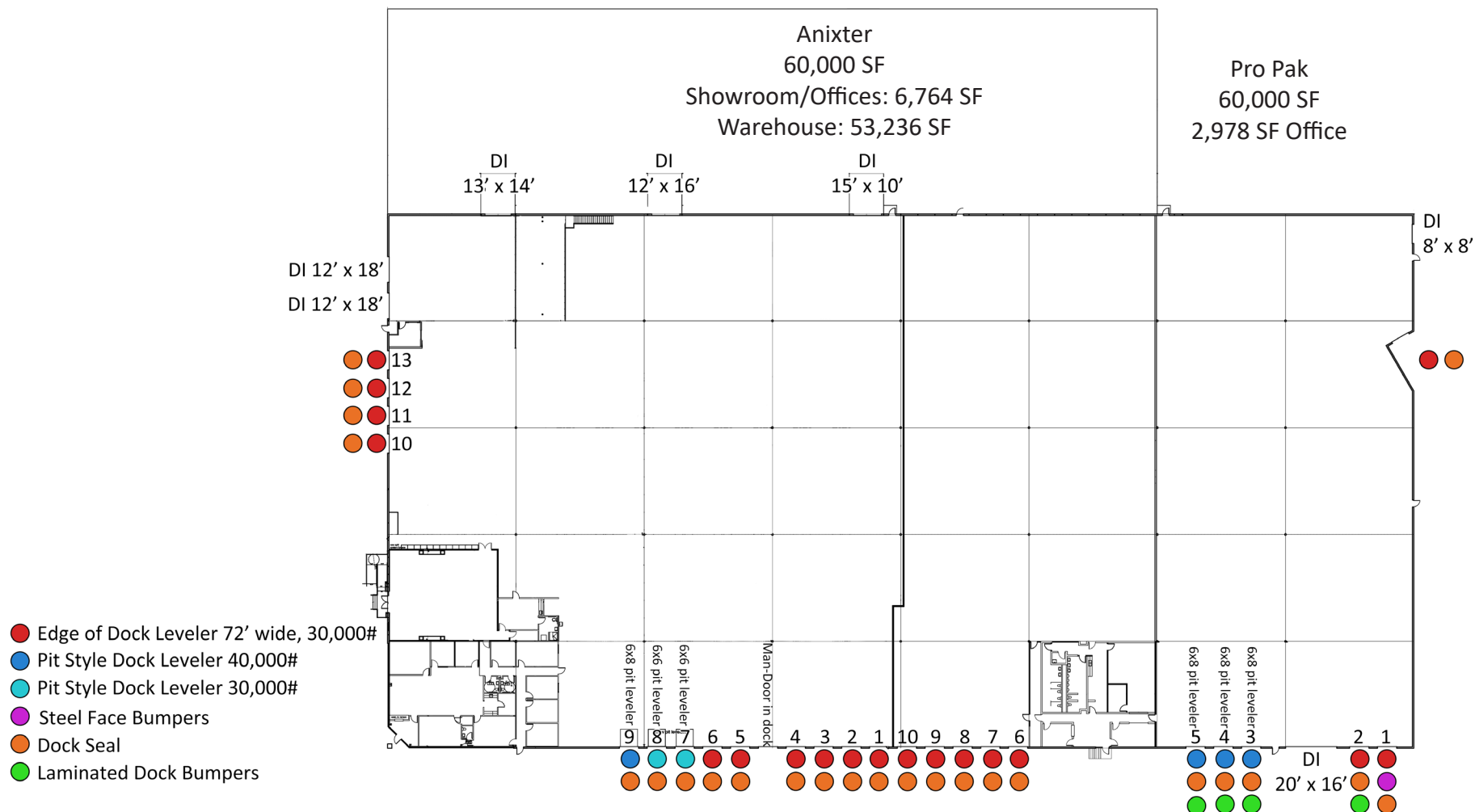


2,978 SF Office - East Side

Site Plan



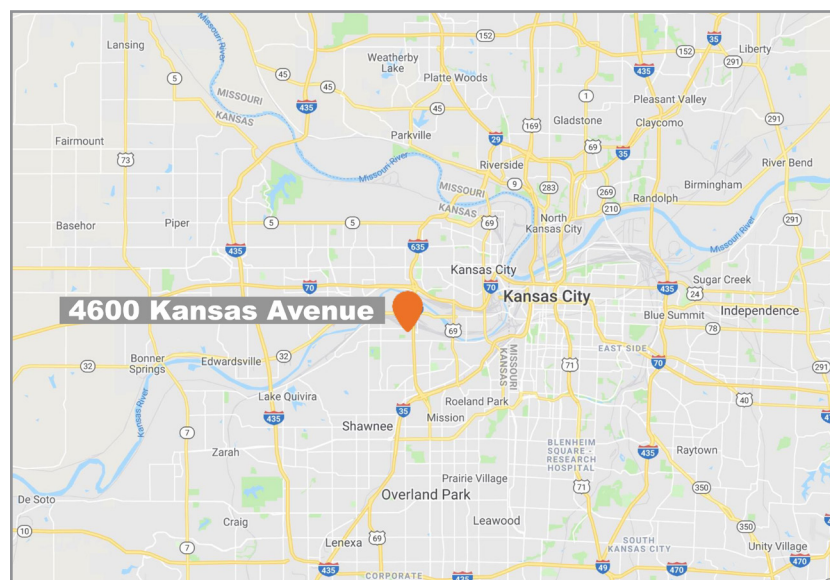
Tenants



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