

## Easy Access to I-70 and I-635



### Great Central Location!

- 382,000 SF building
- 32 - dock-high doors and 2 - 12'x14' drive-in doors
- 25' clear
- Building is demised into two spaces: 206,536 SF with 5,790 SF office on east end; and 175,464 SF with 1,876 SF office, 1,396 SF warehouse shop, and 3,540 SF office on second level, on the west end. Second level office not included in the building SF/rent.

### For more information:

Christian Wead  
816.412.8472  
cwead@blockllc.com

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

Zach Hubbard, SIOR  
816.932.5504  
zhubbard@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## Building Specifications

Building Size:	382,000 ± SF additional office space on 2nd level/mezzanine not included in SF but is useable by Tenant
Land Area:	653,049 ± SF or 14.99 acres
Office Area:	East end unit has 5,790 SF of first floor office. West end unit has 1,876 SF of first floor office and 3,540 SF of second floor office.
Loading:	<p>East end: 8 dock-high doors measuring 8' x 9', most have pit levelers or edge of dock levelers and shelters. One existing 12' x 16' drive-in door. All docks have lighting and trailer lock systems. The majority of the doors have inflatable header seals.</p> <p>West end: 8 docks and 1 drive-in / Center: 16 dock-high doors - Total 32 docks and 2 drive-ins. Additional loading docks can be added on east side.</p> <p>The building has a mixture of mechanical dock levelers, which are the most prevalent, along with some powered air bag dock levelers and some edge-of-dock levelers. Overhead doors are all wood 8' wide x 9' tall with laminated dock bumpers. There are trailer restraints on doors 1 - 10 (no power) and there are head curtain style dock seals.</p>
Truck Court:	Over 160' depth
Clear Height:	25' clear, with min. 23' and max. of 26'. Roof pitches from center to the north and south (front and back)
Column Spacing:	42' x 42'
Parking:	Passenger car parking is 112 total (65 spaces west of the demising wall for the 264,112 SF; 47 spaces east of the demising wall for the 117,888 SF) with room to expand-see plans.
Interior Lighting:	<p>West Side – (264,112 SF) – Current lighting is T-5.</p> <p>East Side – (117,888 SF) – Current lighting is a mix of Hi-Bay Metal Halide and LED. The building has approximately 59 skylights to augment existing lighting.</p>
Exterior Lighting:	Dock areas have LED wall pack lighting and parking areas have LED pole lighting.

## Building Specifications

**Fire Sprinkler:** ESFR System on both sides of the demising wall and both are utilizing K14.0 heads. The system was calculated with (12) heads @ 50 psi. The maximum roof deck height is 30'.

**Heat:** Ventilation fans at the center of the roof and ventilation panels on both north and south walls provide for fresh air intake, with hydraulic controls. Space is also heated via floor mounted blowers.

**Floor:** 5" concrete with 6 x 6 wire mesh over 2" leveling sand, over compacted fill.

**Trailer Parking:** Additional land on the east and west sides of the building, offers future expansion of automobile, truck and trailer parking, as well as additional docks on east side. On the east, there is 130 feet and on the west there is 70 feet.

**Internet Service:** Google and AT&T Fiber service

**Zoning:** M-3 Heavy Industry District

<b>Net Charges</b> (2024 Estimates):	<b>Taxes:</b>	\$1.16 PSF
	<b>INS:</b>	\$0.12 PSF
	<b>CAM:</b>	<u>\$0.32 PSF</u>
	<b>Total:</b>	\$1.60 PSF

**Electrical:** **Building Total** (382,000 SF): 3,400amps, 277/480v, 3-ph, 4-wire (with 4 metered services)  
**East Suite** (117,888 SF) of the 206,536 SF east end portion of the building: 800amps, 277/480v, 3-ph, 4-wire  
**West Suite** (175,464 SF): (3 metered services per below)  
Two transformers feeding the building

- 1,200amp, 277/480v, 3-ph,4-wire
- 600amp, 277/480v, 3-ph, 4-wire
- 800amp, 277/480v, 3-ph, 4-wire

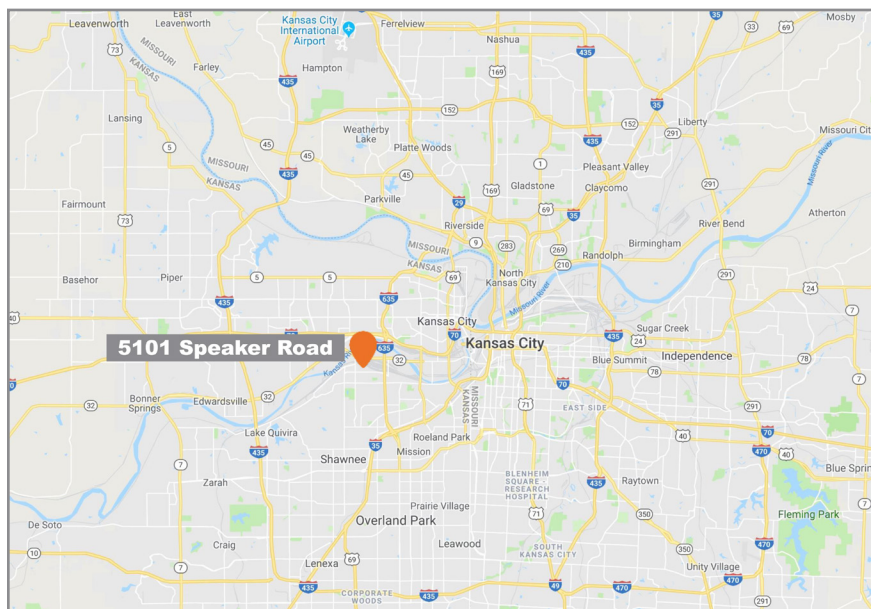
*Note: See floor plan on page 7 for location of electrical service panels.*

**Ventilation:** Sidewalls for ventilation from the 16 roof-mounted exhaust fans

# 5101 Speaker Road

Kansas City, Kansas

# For Lease



For more information:

Kenneth G. Block, SIOR, CCIM  
816.932.5551  
kblock@blockllc.com

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

Zach Hubbard, SIOR  
816.932.5504  
zhubbard@blockllc.com

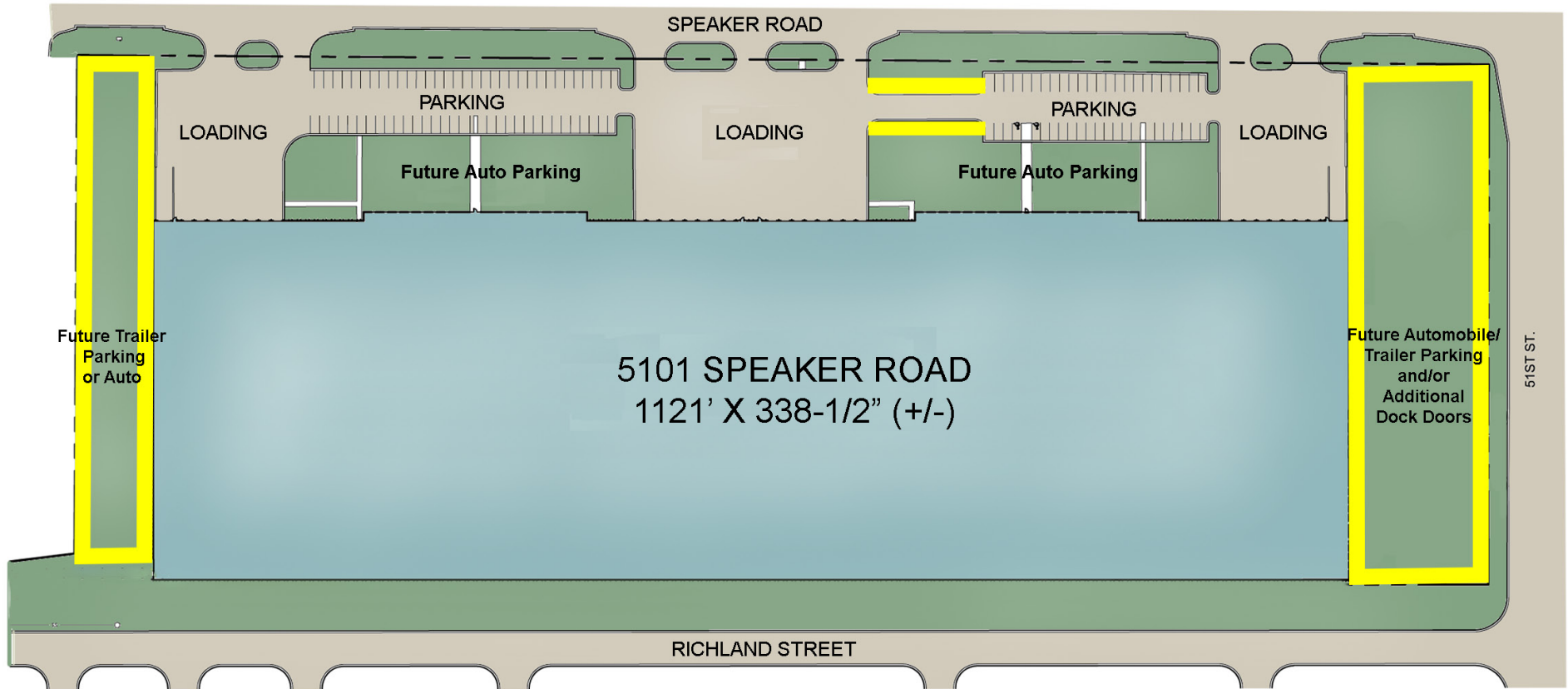


Middle - North Elevation (View NE to SW)

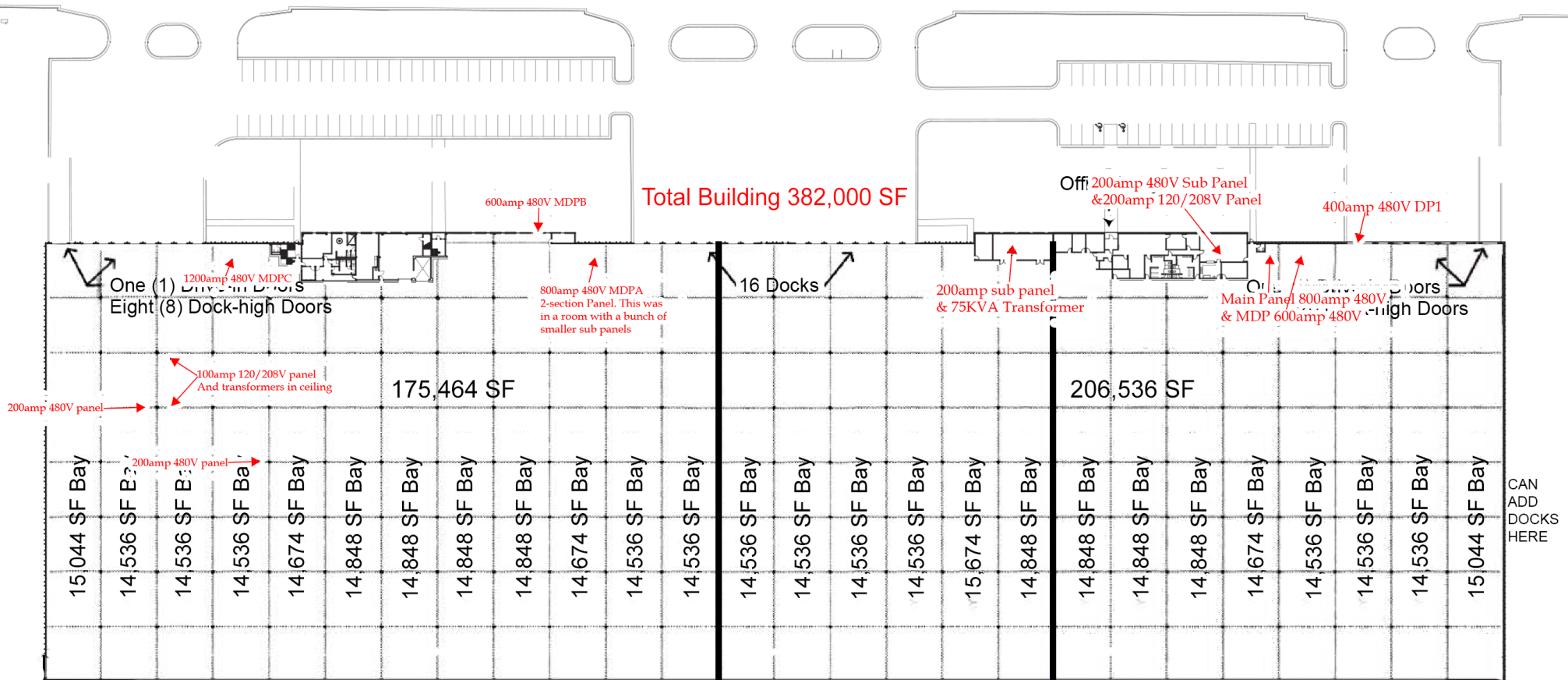


East end of North Elevation (West end is similar but opposite)

## Site Plan - Existing

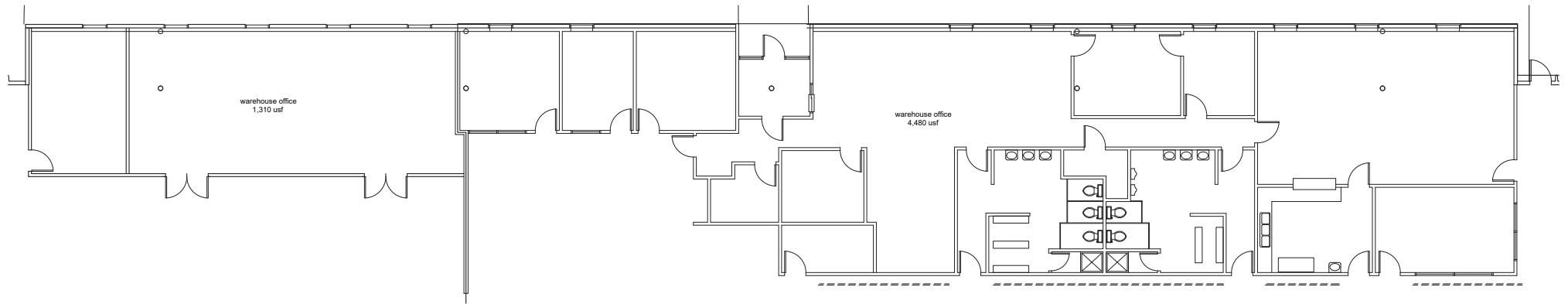



## Electrical Plan - Existing



## First Floor Office Plan - East End

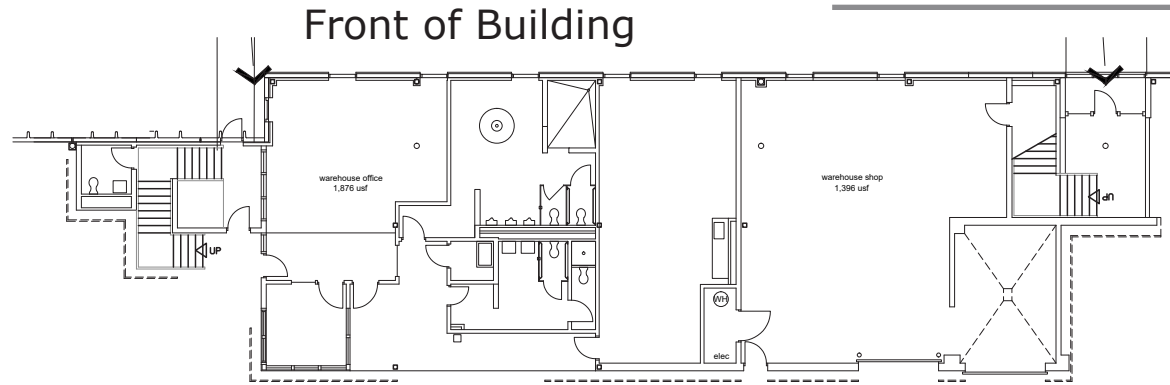
Front of Building



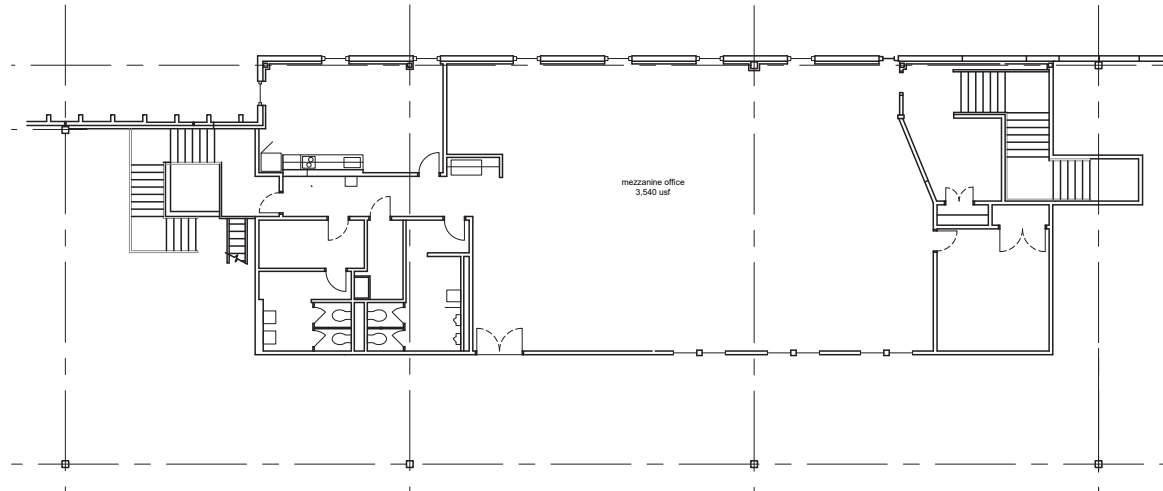
**1** floor plan - east office  
scale: 1/8" = 1'-0"   
north



## West End Office Plan

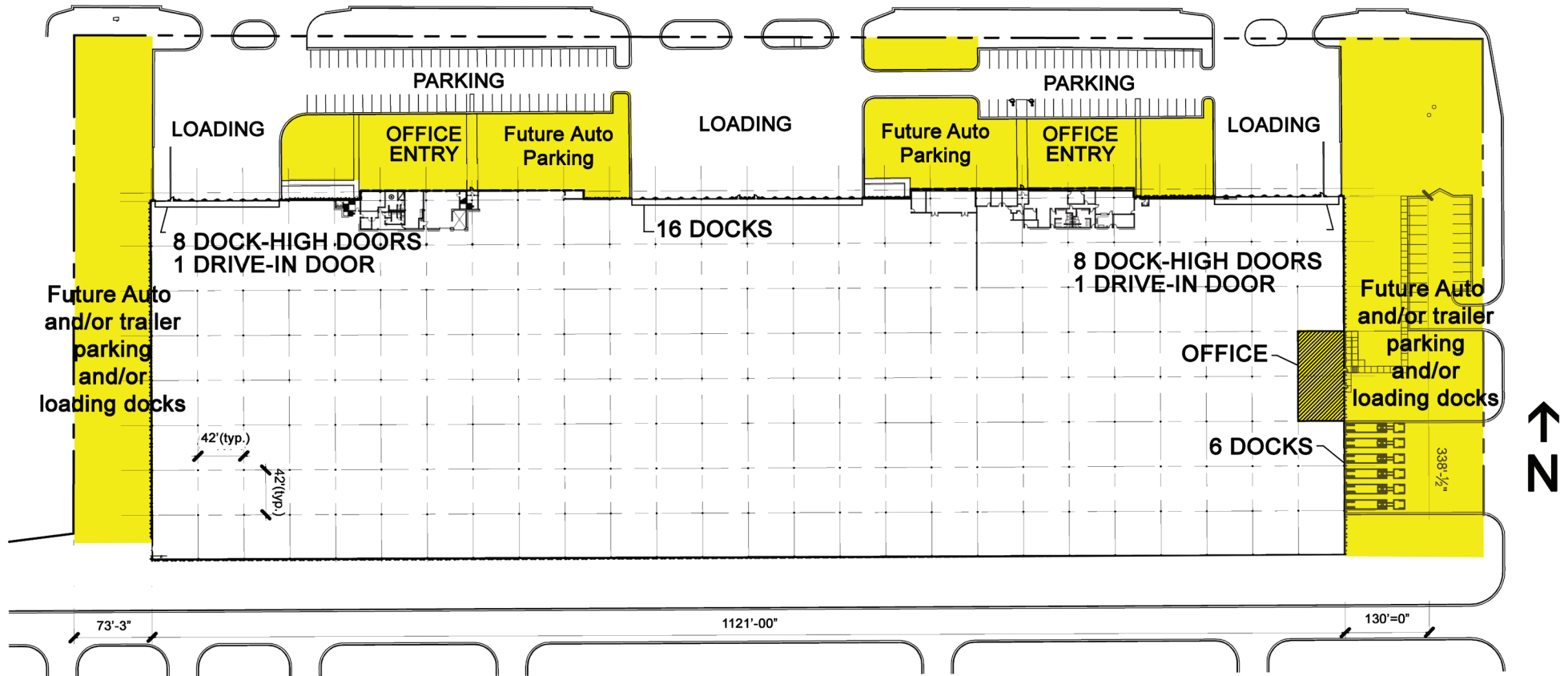


1 floor plan - west office  
scale: 1/8" = 1'-0" north



2 mezzanine plan - west office  
scale: 1/8" = 1'-0" north

## Future Potential Layout



# 5101 Speaker Road

Kansas City, Kansas

# For Lease



4622 Pennsylvania, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

**BLOCK**  
REAL ESTATE SERVICES, LLC