

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

Andrew Block
816.412.5873
ablock@blockllc.com

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

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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

Net Charges (2026 Estimates):	Taxes:	\$1.08 PSF
	INS:	\$0.15 PSF
	CAM:	<u>\$0.54 PSF</u>
	Total:	\$1.77 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

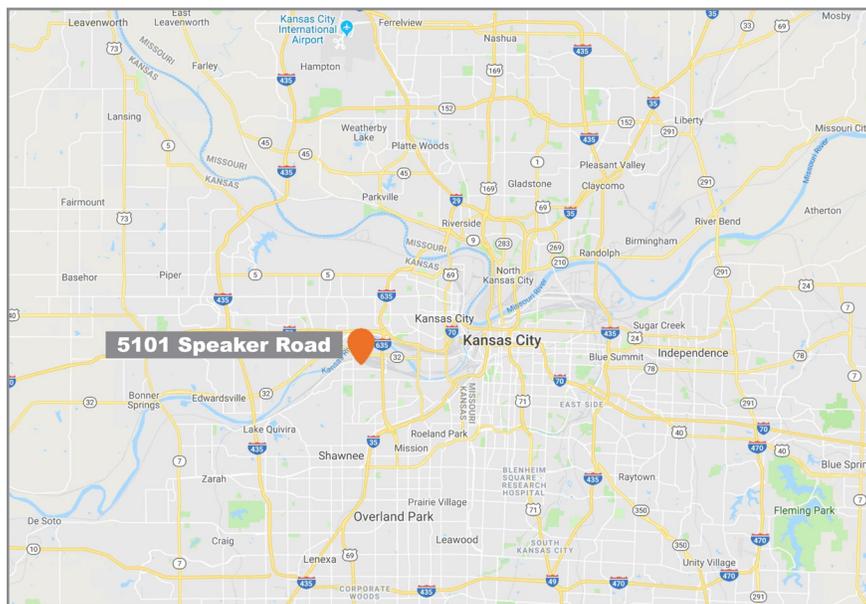
Note: See floor plan on page 7 for location of electrical service panels.

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

Andrew Block

816.412.5873

ablock@blockllc.com

Zach Hubbard, SIOR

816.932.5504

zhubbard@blockllc.com



Middle - North Elevation (View NE to SW)



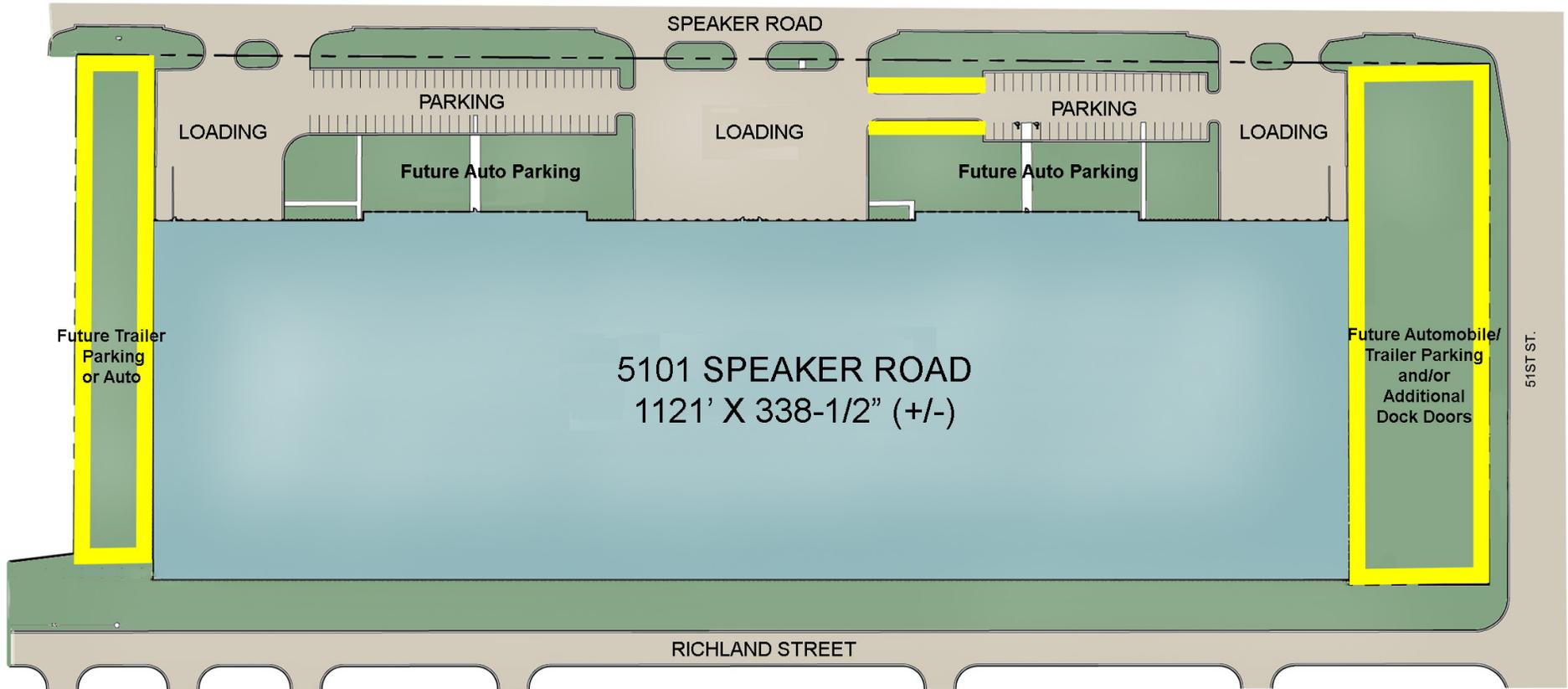
East end of North Elevation (West end is similar but opposite)

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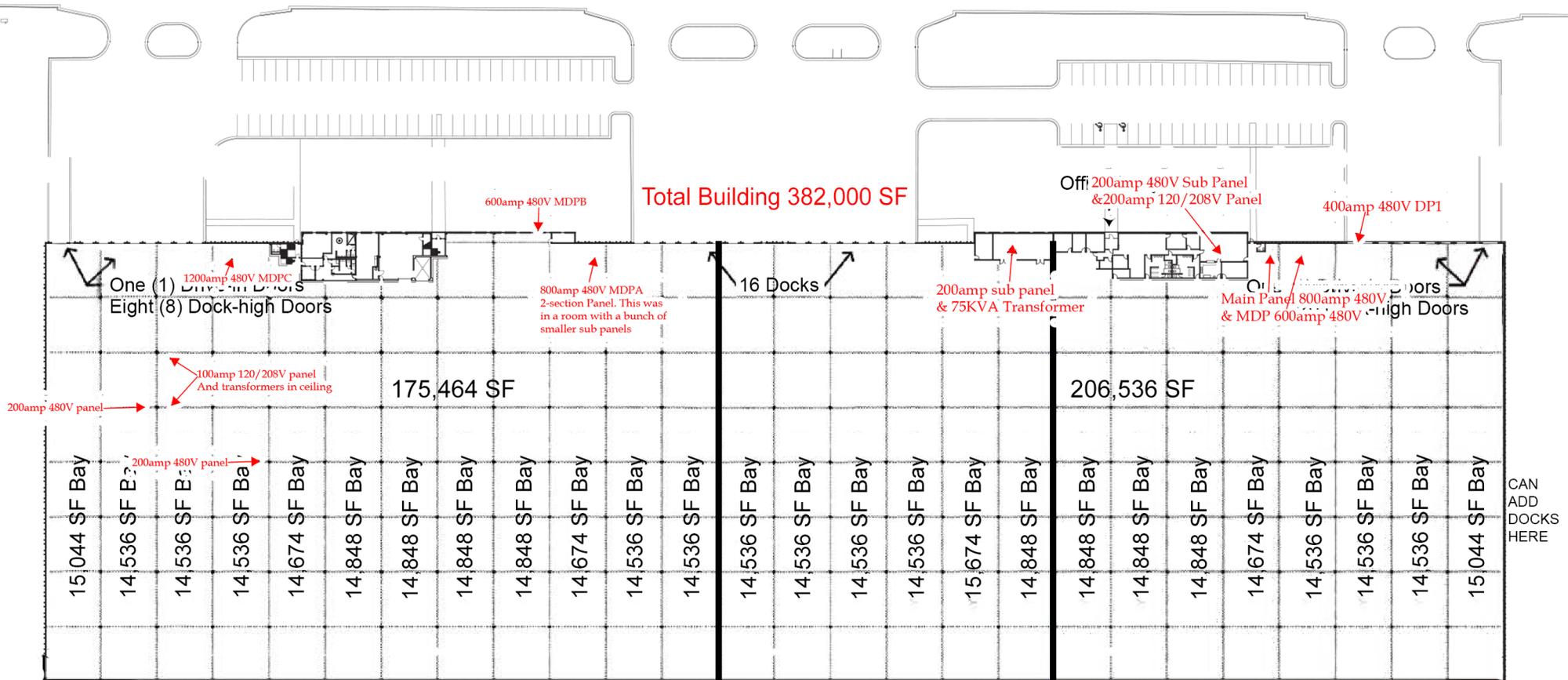
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Site Plan - Existing

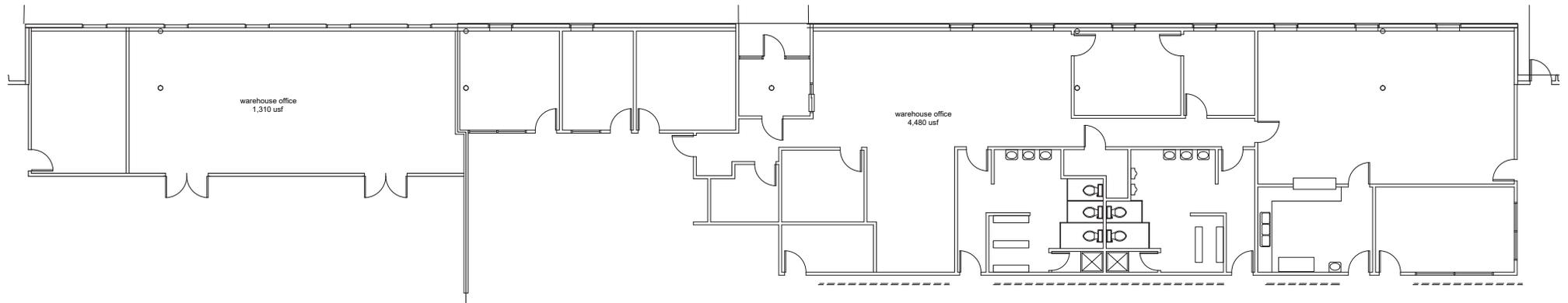


Electrical Plan - Existing



First Floor Office Plan - East End

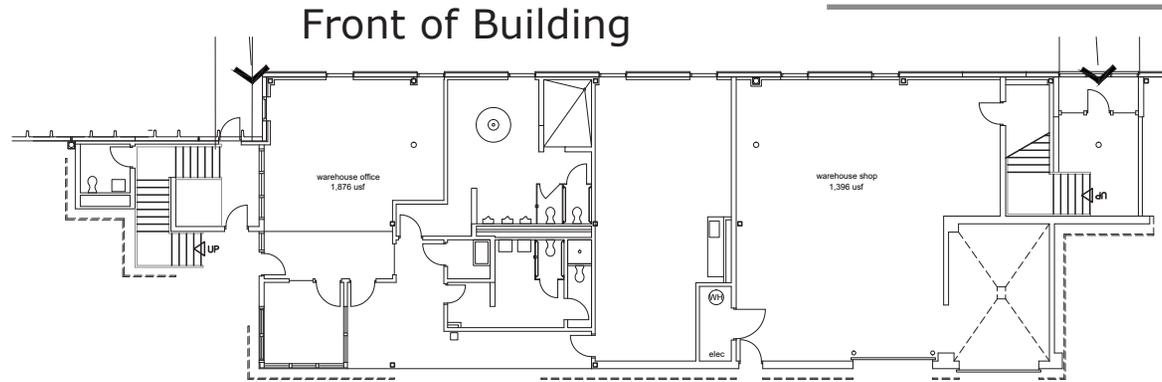
Front of Building



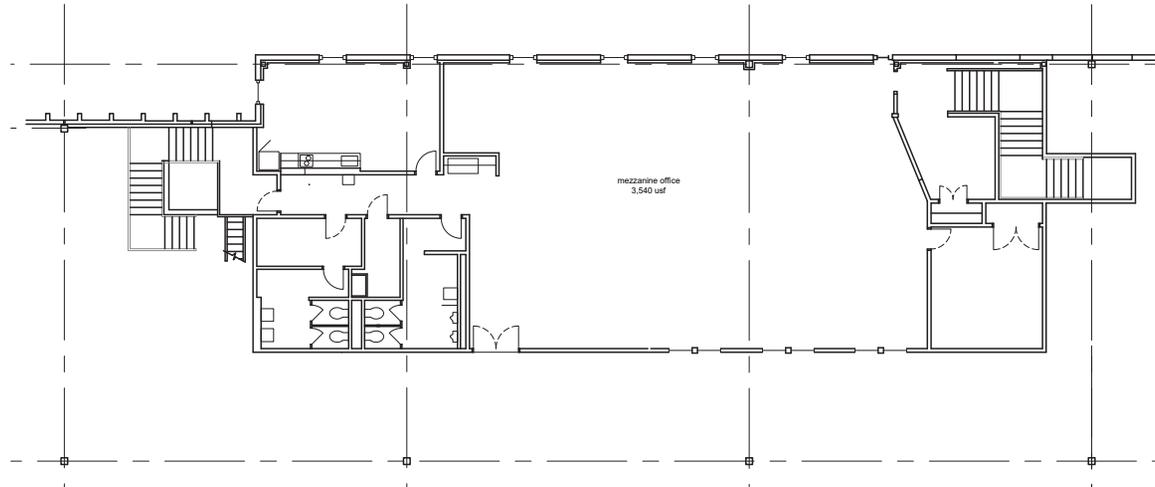
1 floor plan - east office
scale: 1/8" = 1'-0"



West End Office Plan

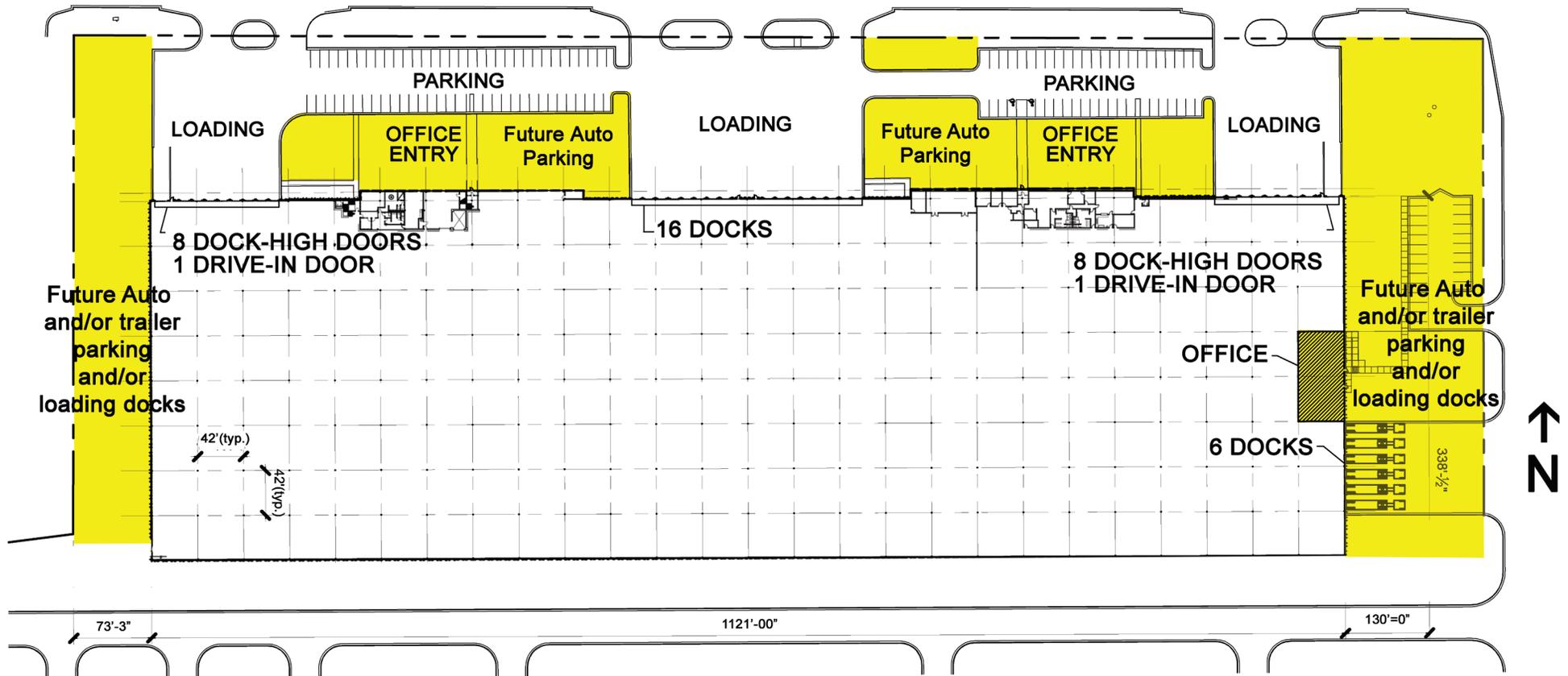


1 floor plan - west office
scale: 1/8" = 1'-0" north



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

Future Potential Layout



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4622 Pennsylvania, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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