



## Downtown Industrial Park

- 16,750 SF with 5,668 SF office/production
- 3 docks (2 pit levelers), 1 drive-in ramp (6' x 10')
- 15' ceiling height with LED Lighting
- Fenced loading/parking lot with additional parking in front of the building
- Available lot on the north for potential expansion of parking/ outside storage
- Exterior security lighting and cameras

## For more information:

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## Building Specifications

Total Square Feet:	16,750 SF on 37,017 SF land and additional lot to north		
Office/Production Space:	5,668 SF		
Column Spacing:	20' x 25'		
Structure:	Concrete block & brick fascia		
Ceiling Height:	15'		
Roof:	Built up		
Lighting Type:	LED Lighting		
HVAC:	Air-conditioned office and production. Warehouse areas heated by forced air gas unit heaters.		
Electric Service:	220 V / Single phase / 200 AMPs 480 / 277 V / 3 phase / 400 AMPs		
Year Built:	1964 with major remodel in 2017		
Loading:	3 docks (2 with pit levelers), 1 drive-in ramp 6' x 10')		
Net Charges (2024 Estimates):	RE Taxes:	\$0.80	*CAM is by Tenant, self-performed by Tenant and includes trash, snow removal, grass cutting, etc.
	INS:	\$0.53	
	<u>CAM:</u> *	<u>\$0.25</u>	
	Total:	\$1.57	
Parking:	Off-street parking for ~8 cars that can potentially be expanded to ~15 cars along Roanoke and if utilizing the lot to the north, can increase parking further or increase fenced yard area. Inside fenced loading\parking\yard area, depending on layout and usage, can be anywhere from 8-12 cars parking		
Zoning:	M-1		

## Building Specifications

2023 Estimated Operating Expenses (Depends on Usage):	Trash Dumpsters:	\$7,000.00	(avg. \$583/mo)
	Security System/Alarm Monitoring:	\$720.00	(avg. \$60.00/mo)
	Water Service:	\$1,800.00	(avg. \$150/mo)
	Internet Service:	\$1,440.00	(avg. \$120/mo)
	Gas Service:	\$4,500.00	(avg. \$375/mo)
	Electricity Service:	\$10,000.00	(avg. \$833/mo)
	Snow Removal +De-Icing Costs:	\$1,100.00	(avg. \$92/mo but typically in Dec, Jan, Feb, Mar)
	<u>Grass Cutting/Exterior Cleanup Costs:</u>	<u>\$3,840.00</u>	<u>(avg. \$320/mo)</u>
<b>Total:</b>	<b>\$30,400.00</b>	<b>(avg. \$2,583/mo)</b>	

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3323 Roanoke Road

Kansas City, Missouri

For Lease

Floor Plan



4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
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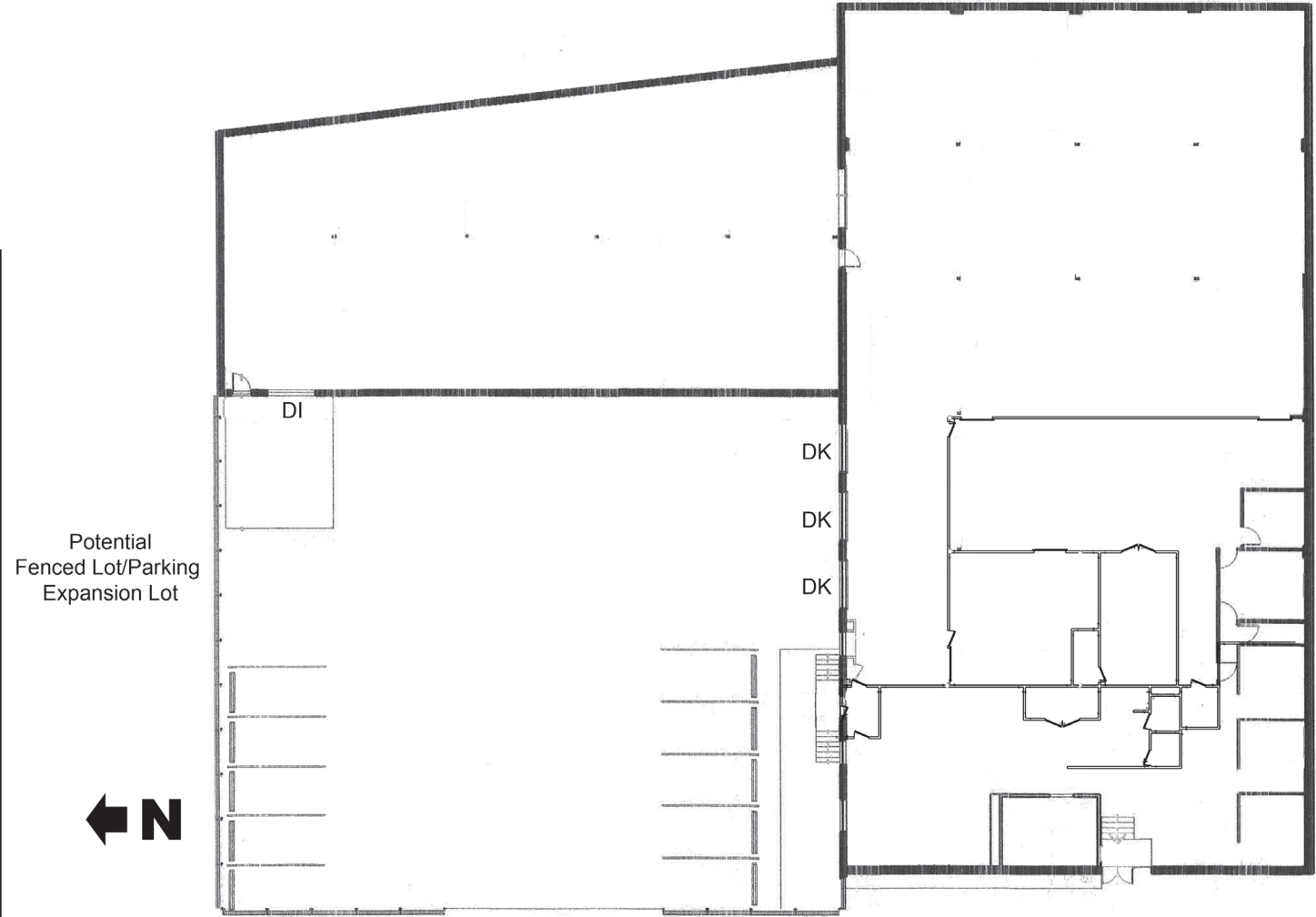
**BLOCK**  
REAL ESTATE SERVICES, LLC

3323 Roanoke Road

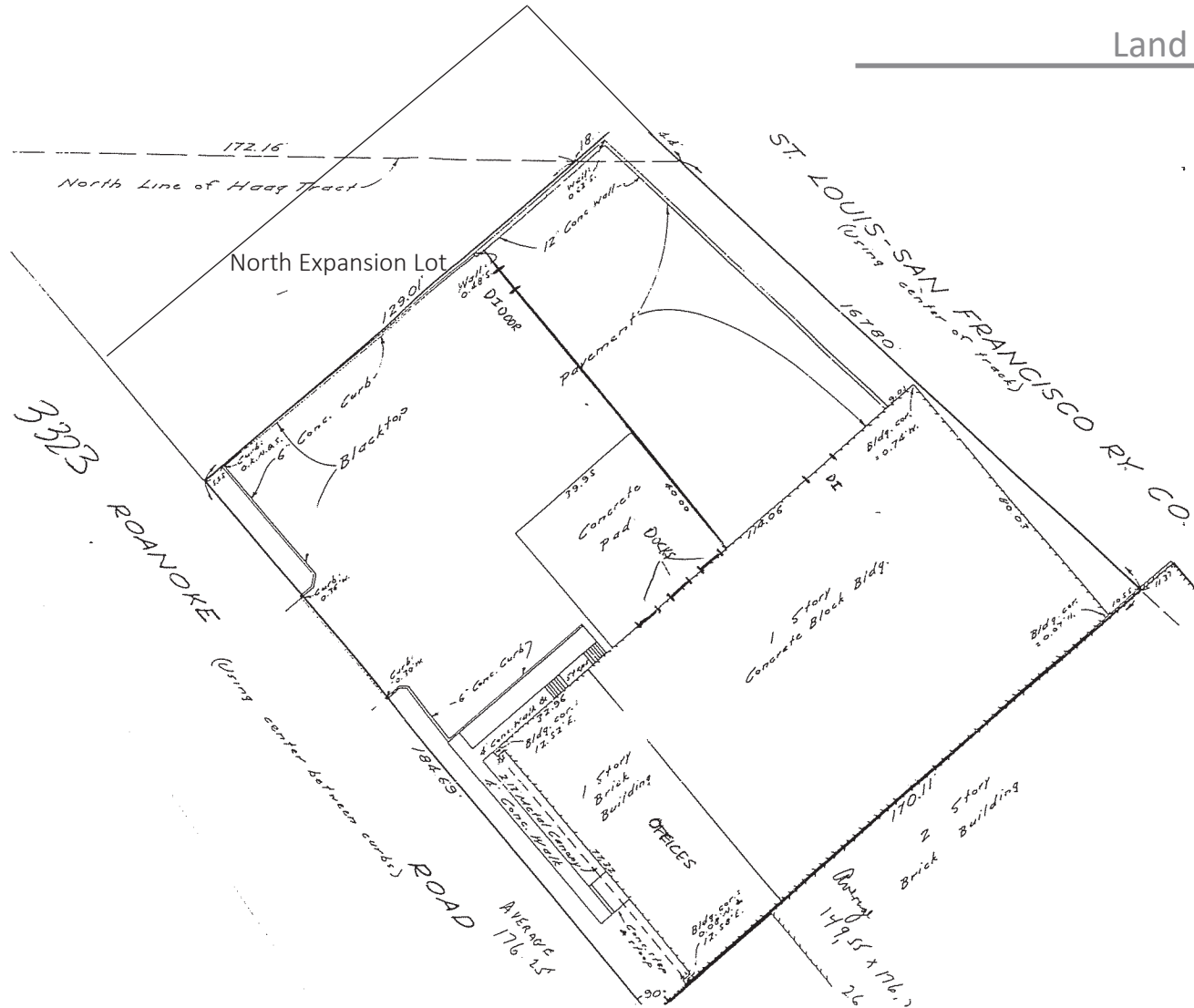
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## Land Survey



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