

Space For Lease – I-49 Corridor, Grandview MO



Lease: 21,840 SF & 6,550 SF

- Former Sam's Club redeveloped as a multi-tenant building with Class A Self-Storage (Climate-Controlled 85,000 SF).
- Development Land: 6.04 acres (zoned C-2) for potential retail, multifamily, hotel, or mixed-use development.
- Space 1: 21,840 SF; \$10.00 PSF; signage, high ceilings, dedicated parking.
- Space 2: 6,650 SF; \$12.00 PSF (NNN) w/Garage Doors - ideal for automotive related uses.
- Next to grocery-anchored Regional Power Center; Truman Marketplace (300,000 SF)
- I-49 Exposure (75,000+ cars per day).

For more information:

Aaron M. Mesmer, CCIM
816.412.5858
amesmer@blockllc.com

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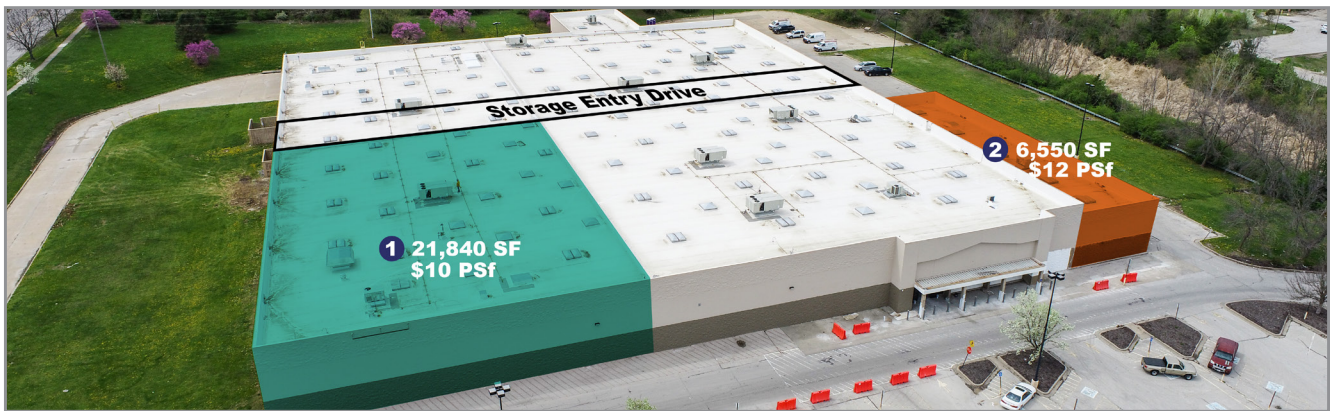
SPACE FOR LEASE:

The Former Sam's Club building, built in 2006, is 114,353 SF and has an 18' clear height. The new owner redeveloped the building as a multi-tenant building with 85,963 SF Class-A, climate controlled, self-storage. Blue Sky Storage will own and manage the building.

1. 21,840 sq. ft. - Retail/Office/Warehouse or light industrial, indoor entertainment complex or other commercial use. Features: 18' clear-height, dedicated parking and possible outdoor space.

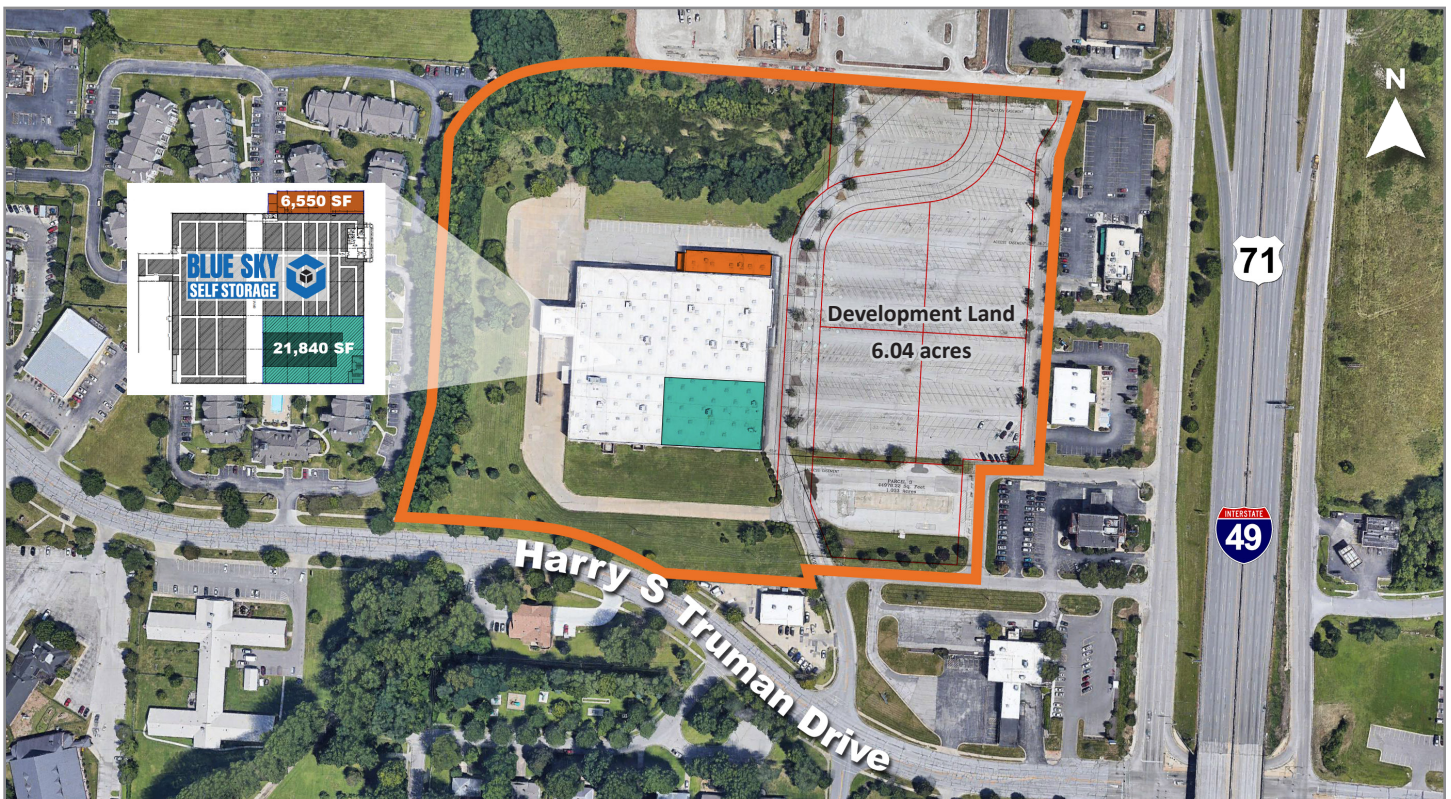
2. 6,550 sq. ft. - Ideal for automotive related uses: Features four existing garage doors, private entrance, signage, and ample parking.

Lease Terms are negotiable and subject to general City code approvals.



Building Specifications

Zoning:	Grandview, MO C-2, General Commercial		
Clear Height:	18'		
Lease Rate:	Space 1:	\$10.00 PSF NNN	21,840 SF
	Space 2:	\$12.00 PSF NNN	6,550 SF
Utilities:	NNN		
TI Allowance:	Negotiable		
Parking:	Dedicated parking on future pad site		
Occupancy Date:	Immediate		



*The illustration below shows a preliminary plan for redevelopment of the parking area as pad sites. (subject to subdivision and City approvals)

*Potential rezoning: retail, multifamily, hotel, or mixed-use development.

ECONOMIC DRIVERS: NEXT TO REGIONAL POWER CENTER/I-49 GROWTH CORRIDOR

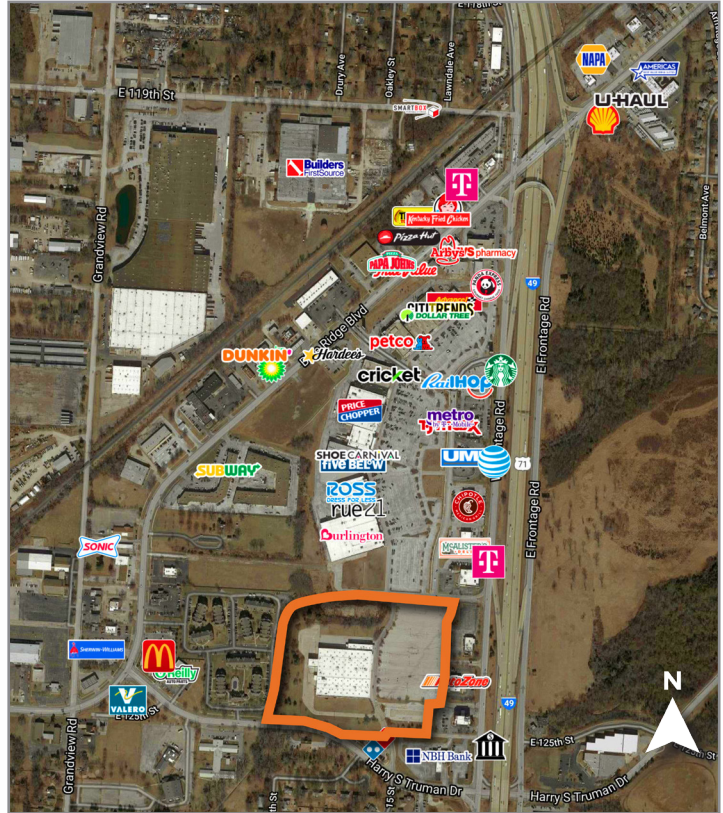
TRUMAN MARKETPLACE – The Blue Sky Storage property is located next to Truman Marketplace, a 308,000 SF regional power center. In 2017, the center underwent a \$75 million dollar redevelopment and won the Kansas City Business Journals Capstone Award. The Truman Marketplace is built on the former site of the family farm where President Harry S. Truman grew up.

Grandview, Missouri is the gateway to the I-49 corridor that connects with I-29 creating a 1,700 mile, uninterrupted Interstate Highway from Canada to the port of New Orleans and Central and South America. Located in the geographical center of the United States, the Kansas City region has become one of the nation’s largest hubs for distribution and manufacturing operations. Over 75,000 cars per day use the corridor.

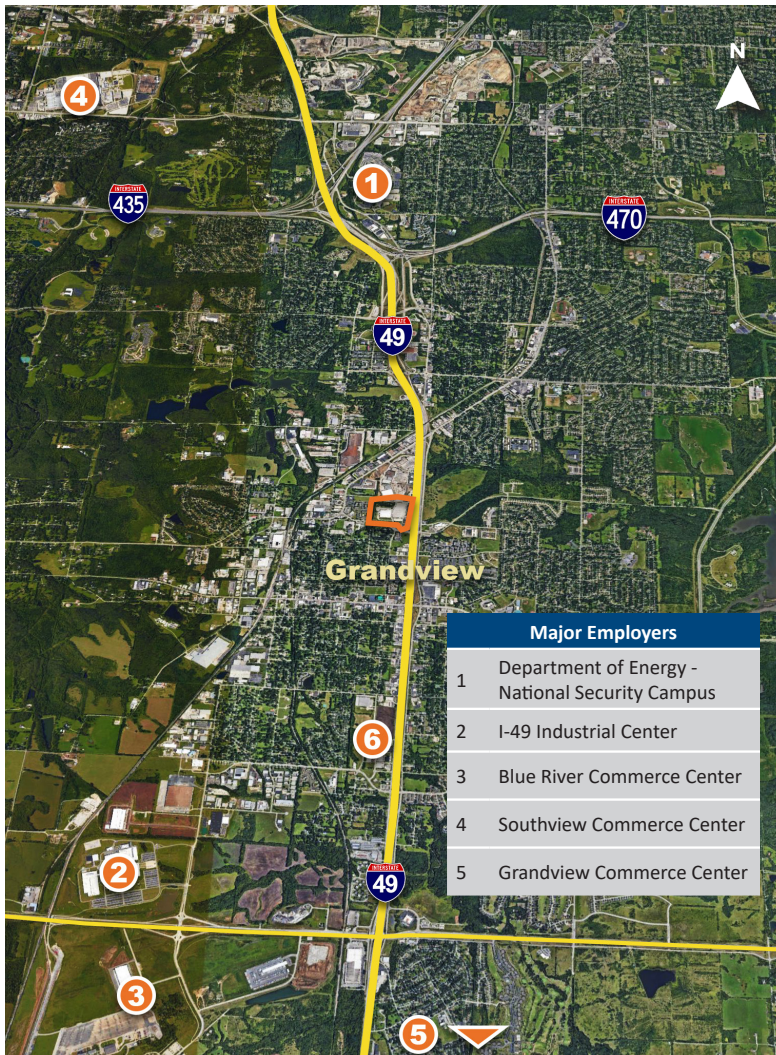
Grandview Residential Growth

Over the past five years, Grandview has enjoyed a building boom. New developments are positively impacting the community-like the completion of a 400-unit expansion at Grand Summit Apartments. There have been renovations of major retail centers, addition of new restaurants, a microbrewery and a new hotel.

Grandview is the new home of a National Oceanic & Atmospheric Administration office in Southpointe Business Park. Following the emergence of the I-49 Corridor, SmartAsset ranked Grandview as the fourth strongest housing market in the state of Missouri and in 2018, the Kansas City Business Journal listed Grandview as one of the Metro area’s top-selling zip codes.



Demographics		
Total Population	Household Income	Employee
1 Mile: 11,309	1 Mile: \$97,005	1 Mile: 10,360
3 Mile: 96,549	3 Mile: \$103,790	3 Mile: 136,420
5 Mile: 245,149	5 Mile: \$114,648	5 Mile: 291,321



I-49 CORRIDOR/MAJOR EMPLOYERS

The South Kansas City area, along the I-49 Corridor is currently experiencing a boom in industrial development. The area has 3.8 million square feet of industrial development under construction or review.

Department of Energy - National Security Campus – Over 5,000 employees, including some 2,800 scientists, engineers & technicians, work at the Campus managed by Honeywell.

I-49 Industrial Center — Platform Ventures has active plans for six industrial buildings, ranging from 67,600 to 770,640 square feet, at the 410-acre park off Interstate 49 and Missouri Highway 150 in the Kansas City Southern Intermodal facility.

Blue River Commerce Center — NorthPoint Development recently started work on Blue River 1, a \$12.8 million, 242,353-square-foot speculative building at 9311 Troost Ave. in South Kansas City. The company's redevelopment of the former Federal Complex calls for seven buildings totaling 2.6 million square feet of new construction.

Southview Commerce Center — This 148-acre industrial park in Belton made headlines in late

July when Chewy Inc. announced it would build a \$143 million dollar, 796,000-square-foot fulfillment center there. Following the Chewy deal, all three buildings in the NorthPoint Development park, totaling 1.8 million square feet, are 100% leased.

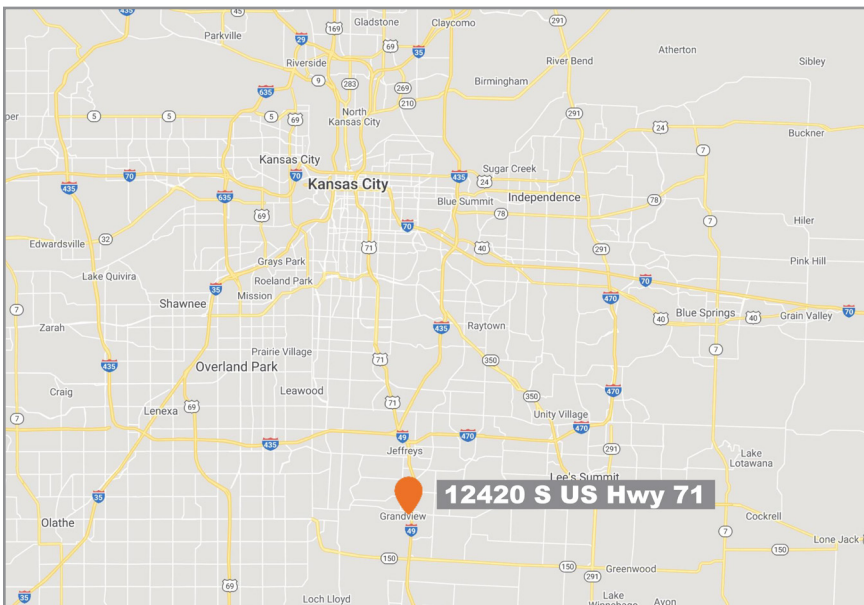
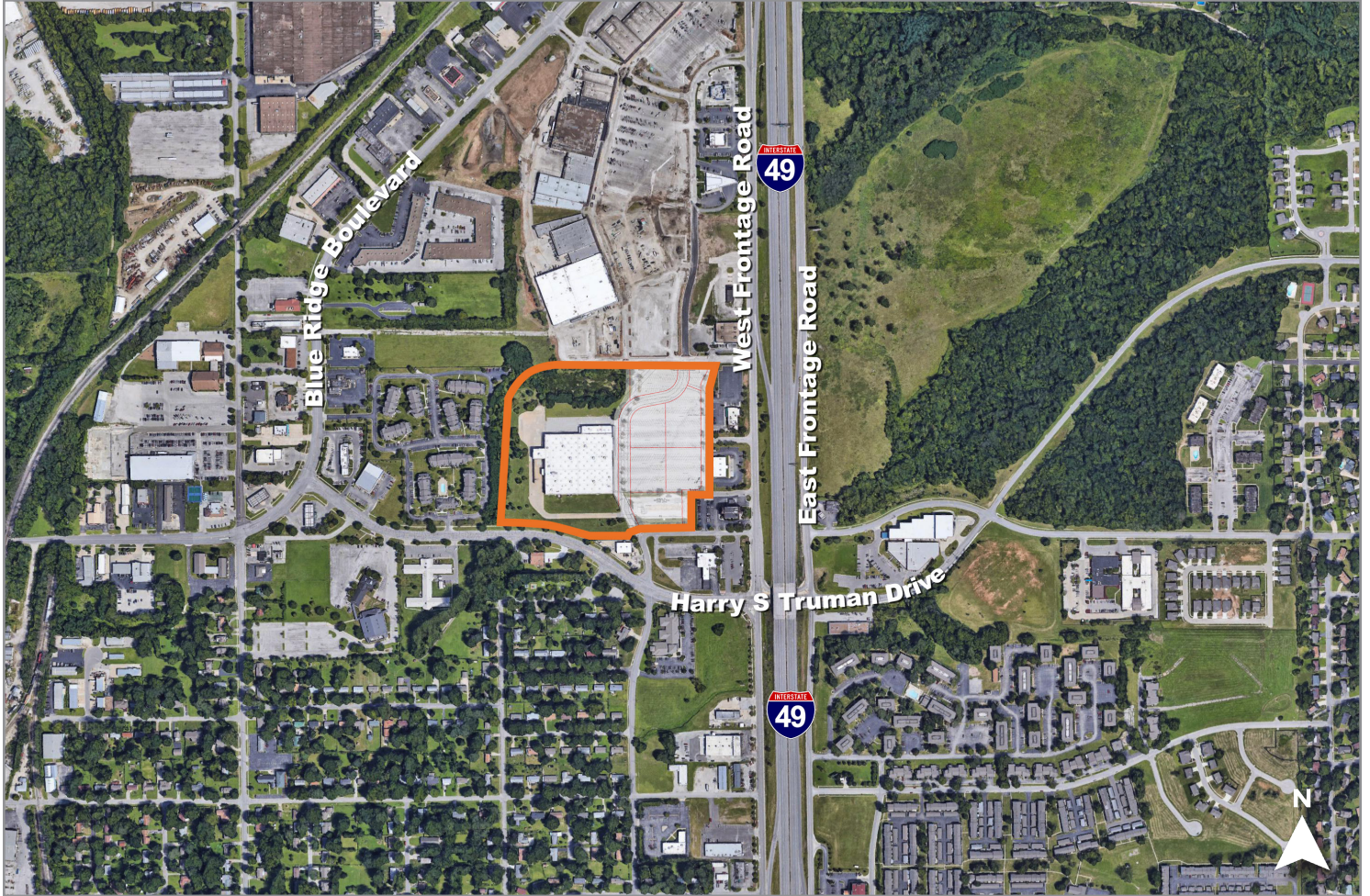
Grandview Commerce Center — North Kansas City-based Logistics Realty Capital plans Grandview Commerce Center, a 10.71-acre office, warehouse and light manufacturing development with a 156,950-square-foot industrial building, west of 15th Street, between 135th and 139th streets in Grandview, MO.

People Follow Jobs!

12420 South US Hwy 71

Grandview, Missouri 64030

For Lease



For more information:

Aaron M. Mesmer, CCIM

816.412.5858

amesmer@blockllc.com

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

BLOCK
REAL ESTATE SERVICES, LLC