

Office/Warehouse at I-35 & Lamar



Excellent Spaces Available with I-35 Visibility

- 10,000 SF warehouse/distribution space available for lease
- Immediate highway access to I-35
- 112,000 cars per day
- Interstate visibility
- Dock-High and Drive-In Loading

For more information:

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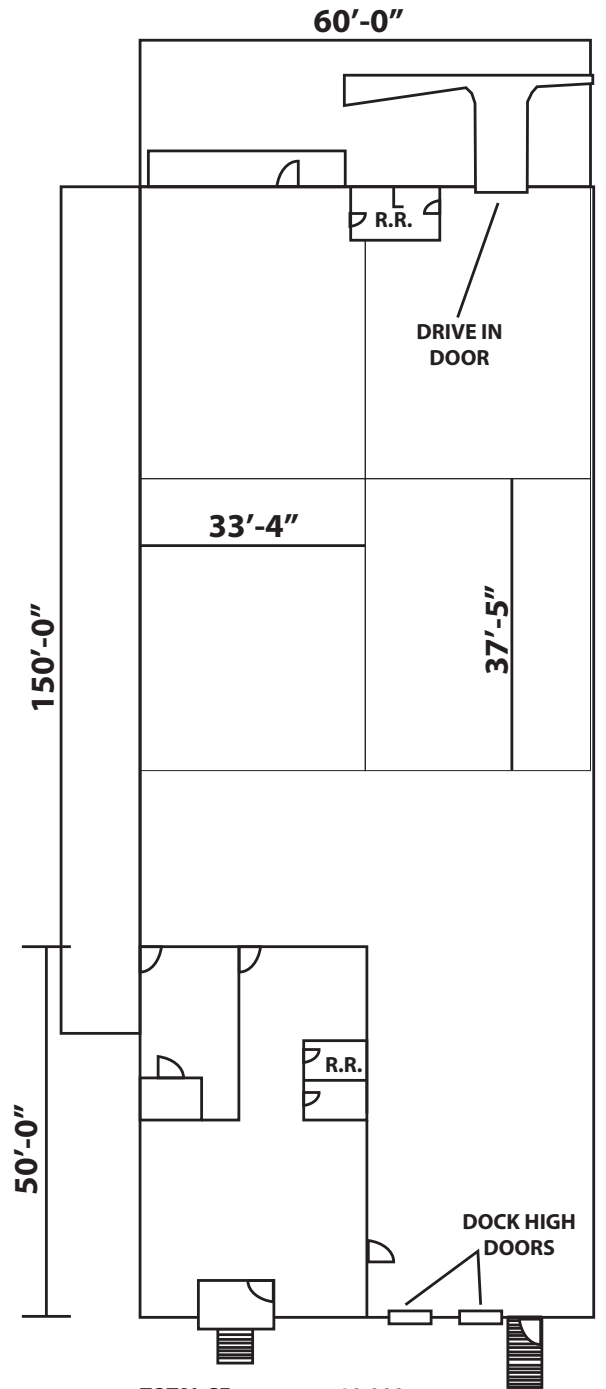
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Building Specifications

Total Available SF:	10,000 SF								
Office Area:	1,666 SF (est.)								
Total Building SF:	106,285 SF								
Year Built:	1978								
Total Land Area:	5.5 Acres								
Zoning:	P-1, Planned Industrial								
Traffic Count:	112,000 cars per day								
Construction:	Pre-cast concrete (full height), structural steel, Twin T/Block								
Roof-Type:	BUR/Modified								
Clear Height:	19'-4"								
Sprinkler:	Wet System								
Column Spacing:	37'-5" N-S x 33'-4" E-W								
Floor Type:	6" - slab on grade								
Loading:	<ul style="list-style-type: none">• 2 Dock-High• 1 Drive-In								
Truck Court Depth:	140' (est.)								
Parking:	173 spaces (building total unassigned)								
Net Charges: (2022 Est.)	<table><tr><td>CAM:</td><td>\$0.70 PSF</td></tr><tr><td>INS:</td><td>\$0.11 PSF</td></tr><tr><td><u>TAX:</u></td><td><u>\$1.45 PSF</u></td></tr><tr><td>Total:</td><td>\$2.26 PSF</td></tr></table>	CAM:	\$0.70 PSF	INS:	\$0.11 PSF	<u>TAX:</u>	<u>\$1.45 PSF</u>	Total:	\$2.26 PSF
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INS:	\$0.11 PSF								
<u>TAX:</u>	<u>\$1.45 PSF</u>								
Total:	\$2.26 PSF								
Lease Type:	Net, Net								
Offering Rate:	\$5.00 PSF Net								

3122 Floor Plan



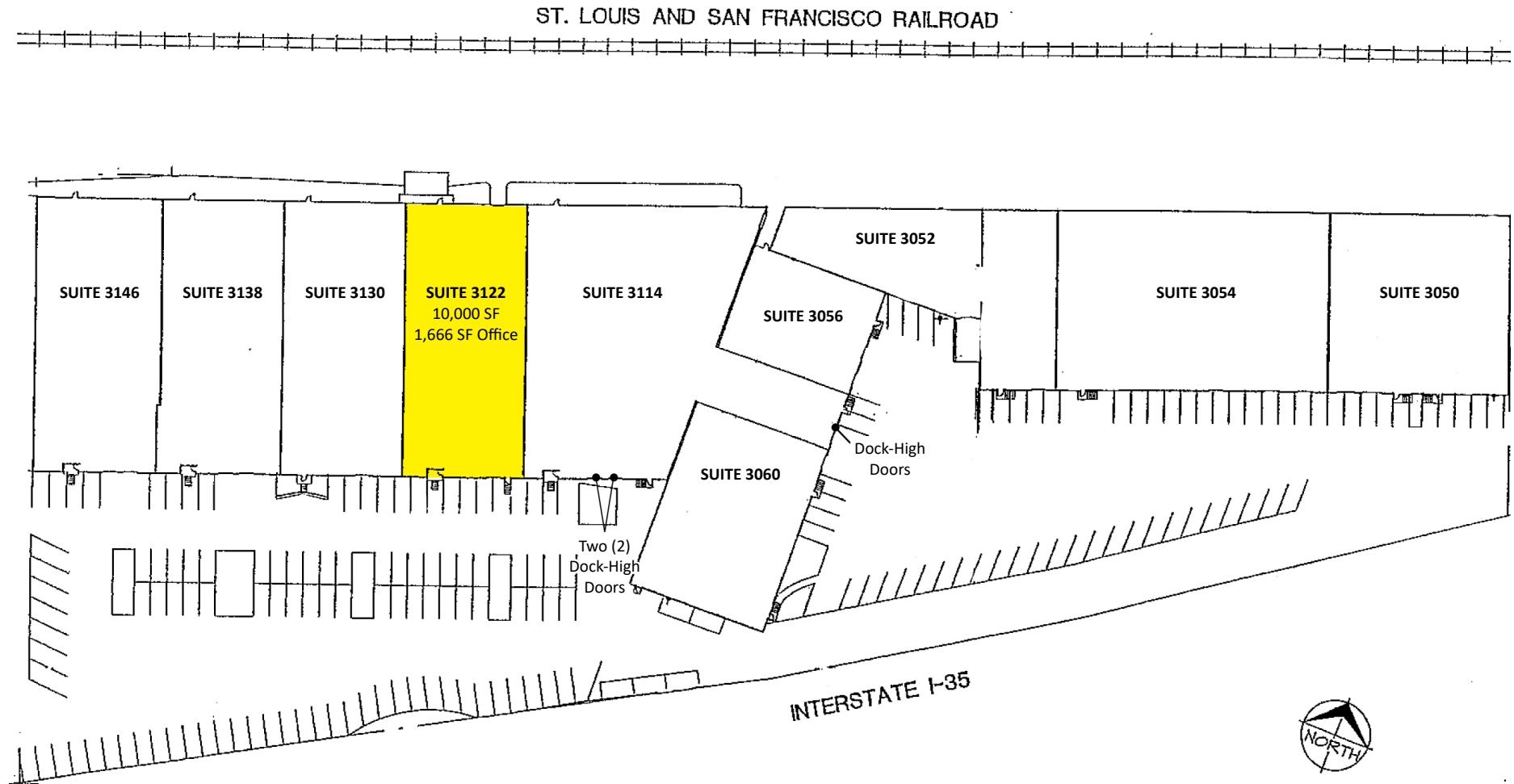
TOTAL SF: 10,000
TOTAL OFFICE SF: 1,666
DRIVE-IN DOOR: 1
DOCK-HIGH DOOR: 2
CEILING HEIGHT: 19' 4"



Lamar Distribution Center

3122 South 24th Street, Kansas City, Kansas

For Lease



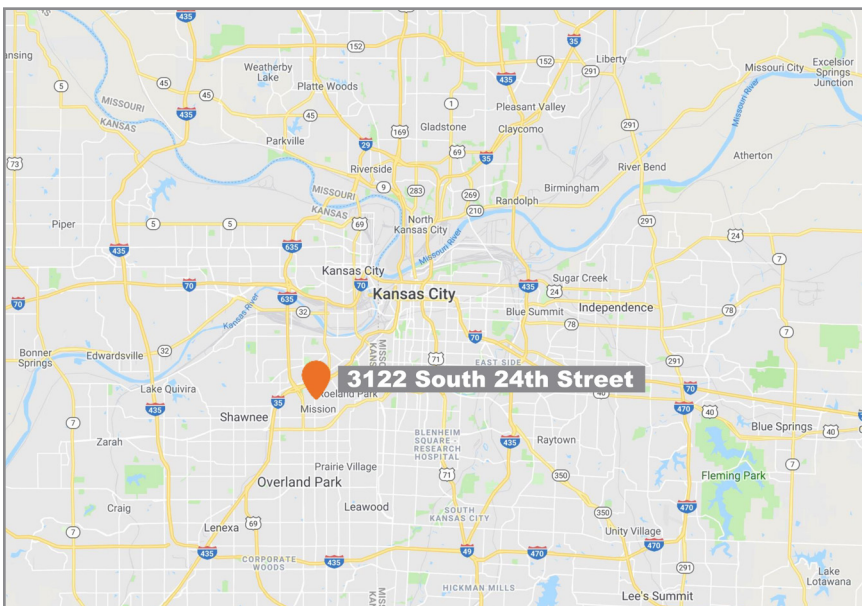
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