

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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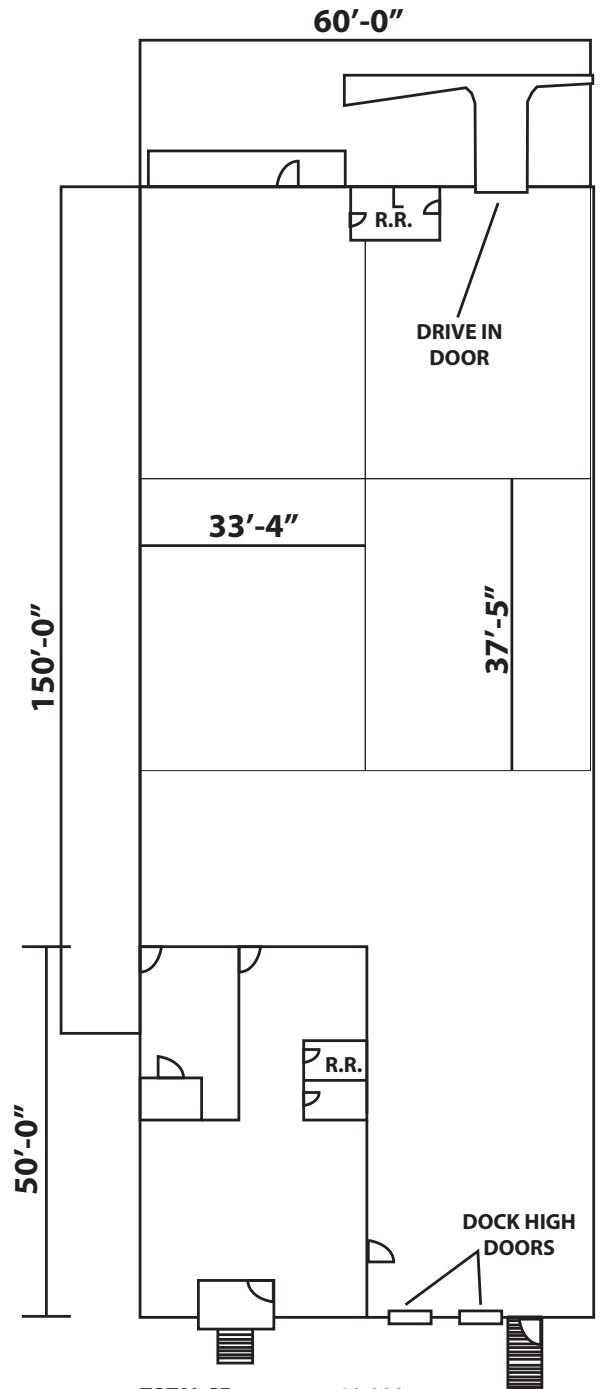
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Building Specifications

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.)	CAM: \$0.70 PSF INS: \$0.11 PSF <u>TAX: \$1.45 PSF</u> Total: \$2.26 PSF
Lease Type:	Net, Net
Offering Rate:	\$5.00 PSF Net

3122 Floor Plan



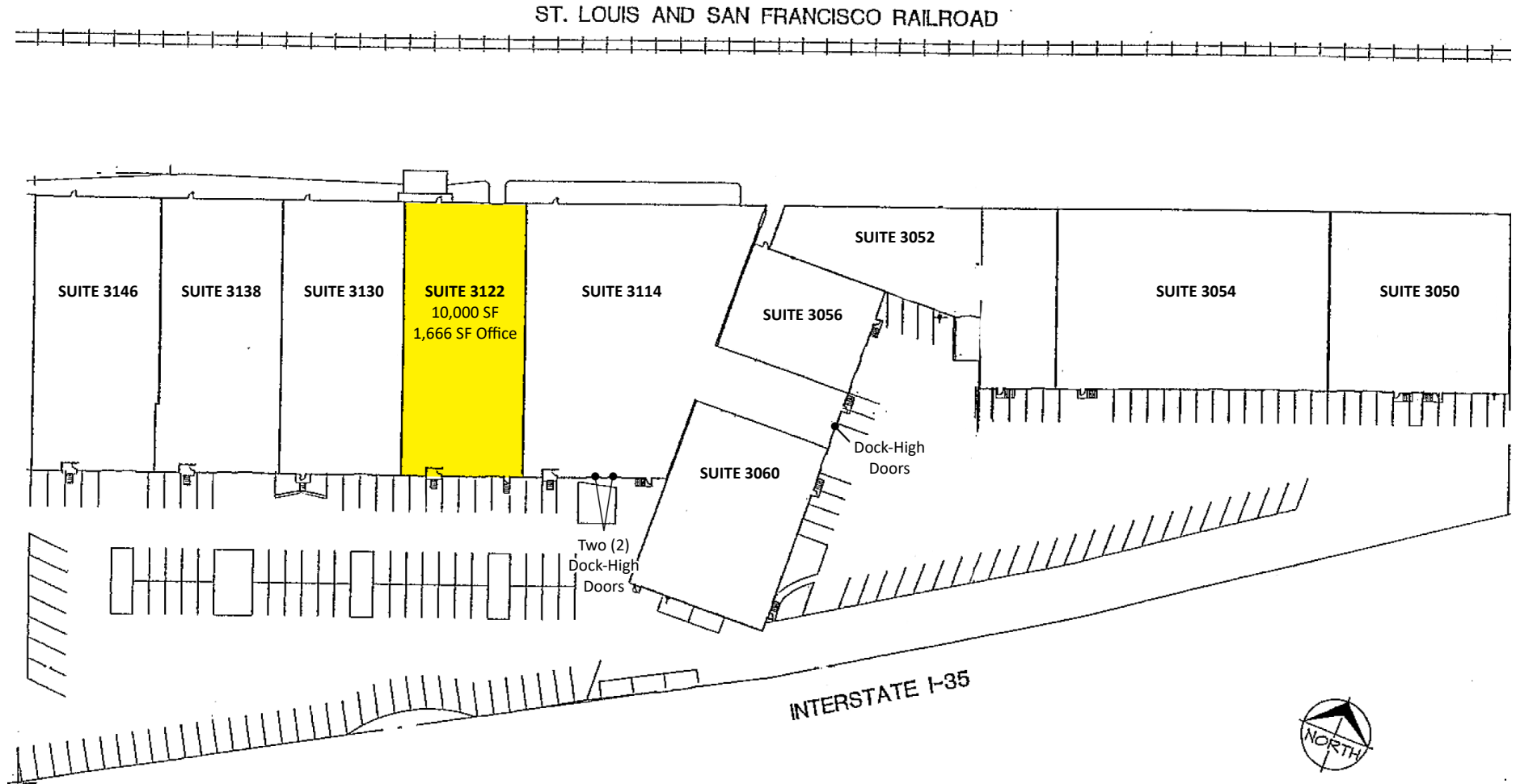
TOTAL SF: 10,000
TOTAL OFFICE SF: 1,666
DRIVE-IN DOOR: 1
DOCK-HIGH DOOR: 2
CEILING HEIGHT: 19' 4"



Lamar Distribution Center

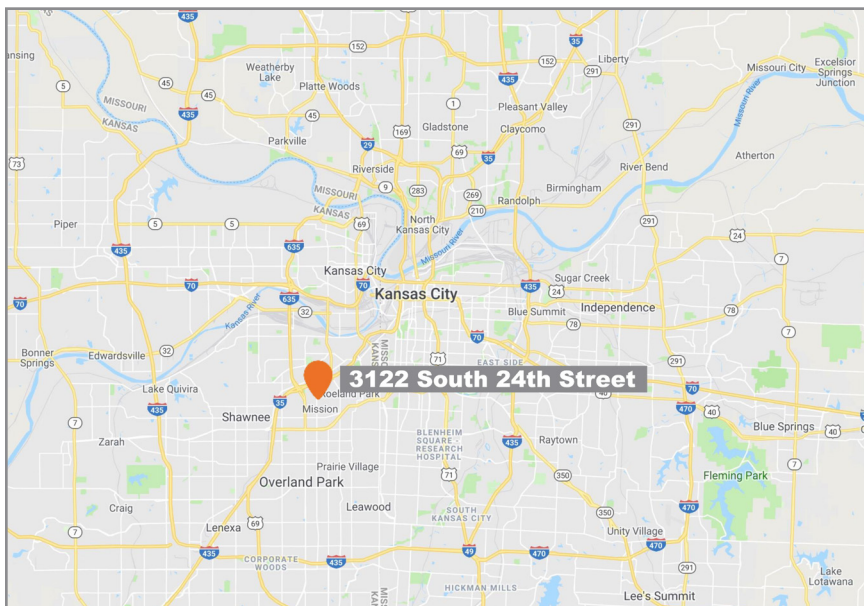
3122 South 24th Street, Kansas City, Kansas

For Lease



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