



## Excellent Merriam Location

- 15,037± SF Building on a 1.03± acre lot
- Dock High and Drive-In Loading
- Directly Adjacent to Merriam Comprehensive Plan 2040
- Convenient Access to I-35 and I-635
- Excellent Owner/User Opportunity with Outside Storage Potential

## For more information:

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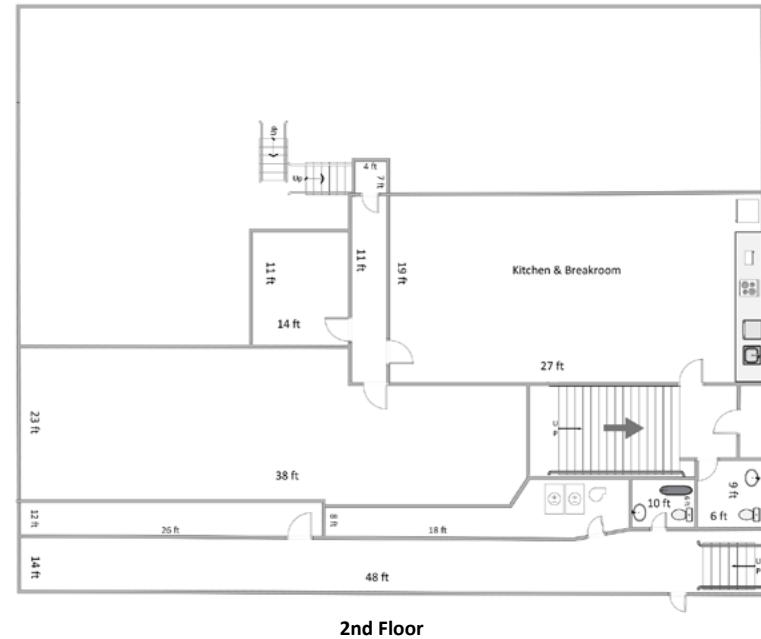
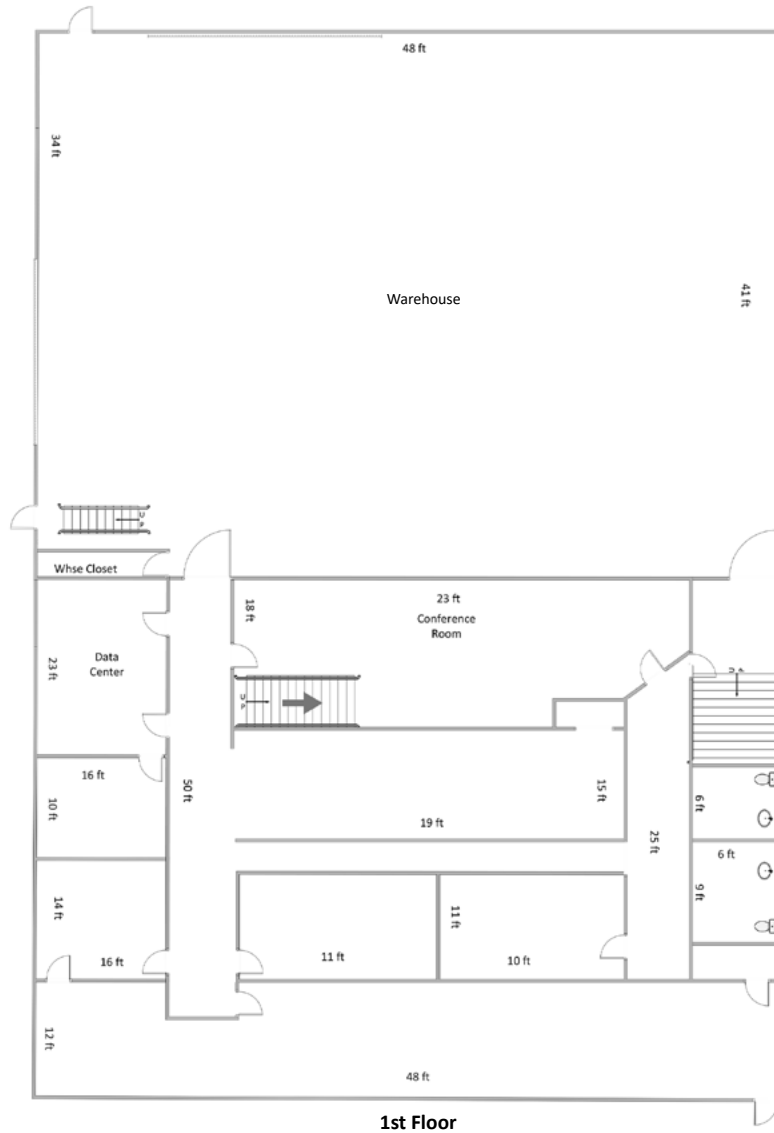
## Building Specifications

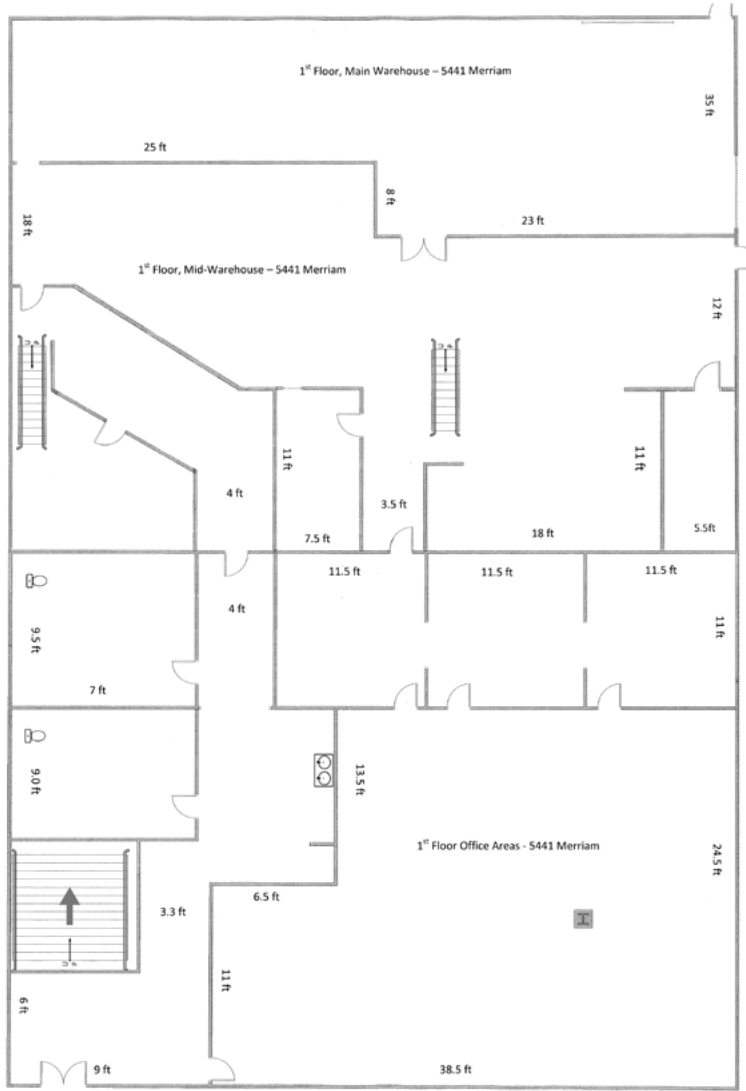
Total Building Square Feet:	Suite 5439: Ground Level - 5,049± SF Second Story - 2,915± SF	Suite 5441: Ground Level - 5,049± SF Second Story - 2,024± SF
	*all measurement based on owner provided floorplans that may not be to scale, and Johnson County AIMS	
Year Built:	1969	
Lot Size:	1.03± Acres	
Loading:	1, 12' x 12' Dock-High loading door and 1, 12' x 12' Drive-In loading door at each suite (2, 12' x 12' Dock-High doors and 2, 12' x 12' Drive-In doors total)	
Clear Height:	18'	
Parking:	10 striped spaces along building frontage with room for additional parking around the property.	
Zoning:	I-1, Light Industrial	
RE Taxes (2022):	\$17,973.23	





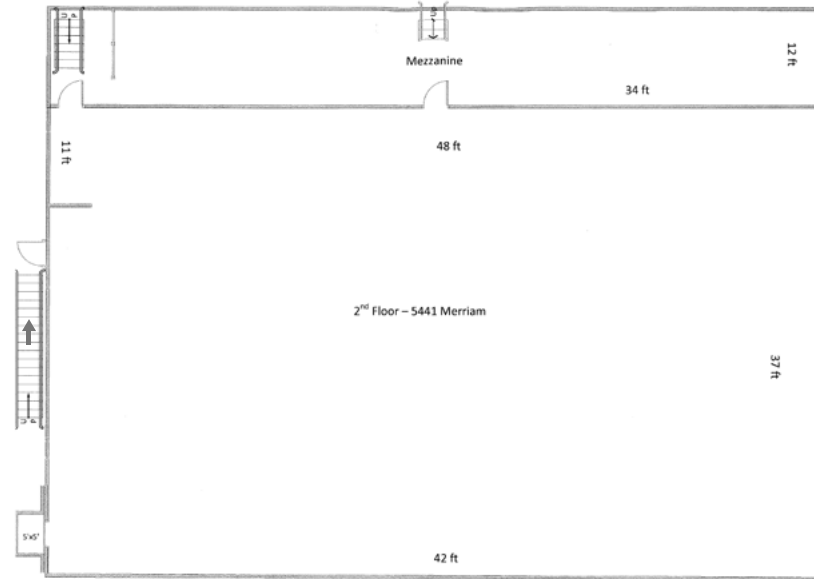
## Suite 5439 - 1st & 2nd Floor Plan





1st Floor

## Suite 5441 - 1st & 2nd Floor Plan



2nd Floor

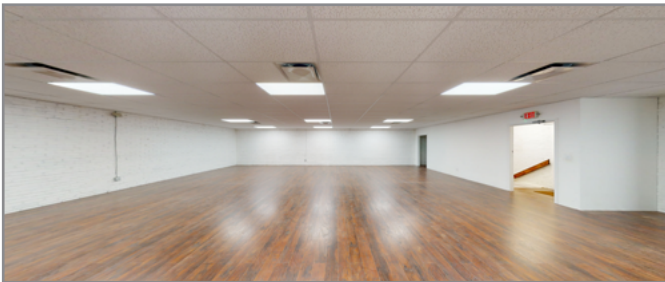


Suite 5439



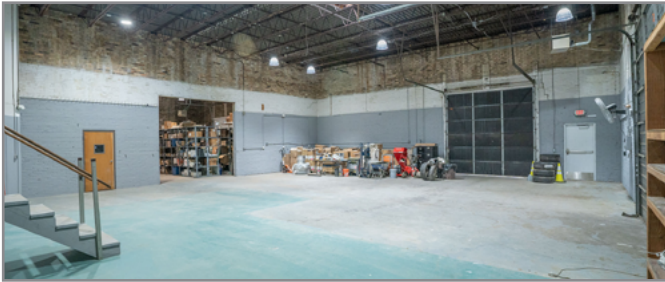
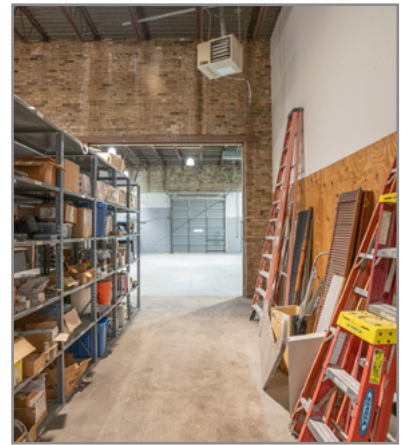


Suite 5441





Warehouse





## MERRIAM 2040 COMPREHENSIVE PLAN VISION STATEMENT

The City of Merriam embodies a dynamic, friendly, and family-oriented culture that celebrates our history as a hub of mobility. We are a linkage point for shared amenities, not just for our diverse residents, but also for our neighboring communities.

We recognize and embrace our unique history as an inclusive and well-maintained first-tier suburban community. The City of Merriam enjoys great visibility and convenient access along the I-35 Corridor through its strategic location between other metro communities and Downtown Kansas City.

Merriam offers convenient access to shopping and services, an eclectic downtown area, quality civic facilities, diverse and affordable neighborhoods, and an enhanced parks and trails network that attracts a wide range of ages and demographics.

### Comprehensive Plan Goals

### Supplemental Links

- 1. Housing Choice & Diversity
- 2. Neighborhood Reinvestment
- 3. Quality Public Services
- 4. Identity & Character
- 5. Mixed-Use and Commercial Activity Centers
- 6. Sustainable Growth
- 7. Transportation Safety & Mobility

- Master Plan: <https://shorturl.at/lstKU>
- Public Engagement: <https://shorturl.at/ktENV>
- Existing Conditions: <https://shorturl.at/jmuwU>
- Comprehensive Plan: <https://shorturl.at/lnt57>

### DOWNTOWN MERRIAM

#### Downtown Merriam Concept #1

Concept 1 retains all of the current and buildings, many of which are historic, in downtown Merriam and focuses on enhancing the streetscapes to provide a more cohesive pedestrian network of sidewalks and encourage foot traffic to support downtown retail and businesses. The streetscape treatments are unique to downtown Merriam and become a destination element within the community.



#### Downtown Merriam Concept #2

Concept 2 builds off of the strengths of downtown Merriam while reconfiguring large portions of the district to create a unique and iconic urban center for residents and visitors alike. Much of historic core of the downtown, immediately north of Johnson Drive is retained in this concept with enhanced streetscapes features, improved pedestrian walkways and revitalized building facades. As you move north along Merriam Drive, the segment located between the Merriam Marketplace and the Irene B. French community center is realigned to Kessler Lane. By doing this, a large public open space is created between those two civic assets with an amphitheater, pathways and seating areas within a park-like setting. The creek basin is expanded in this concept. In the likelihood of a future flooding event, the expanded basin will be able to accommodate more flood waters therefore mitigating property damage to downtown businesses all while creating a dynamic gathering area in the heart of the city.

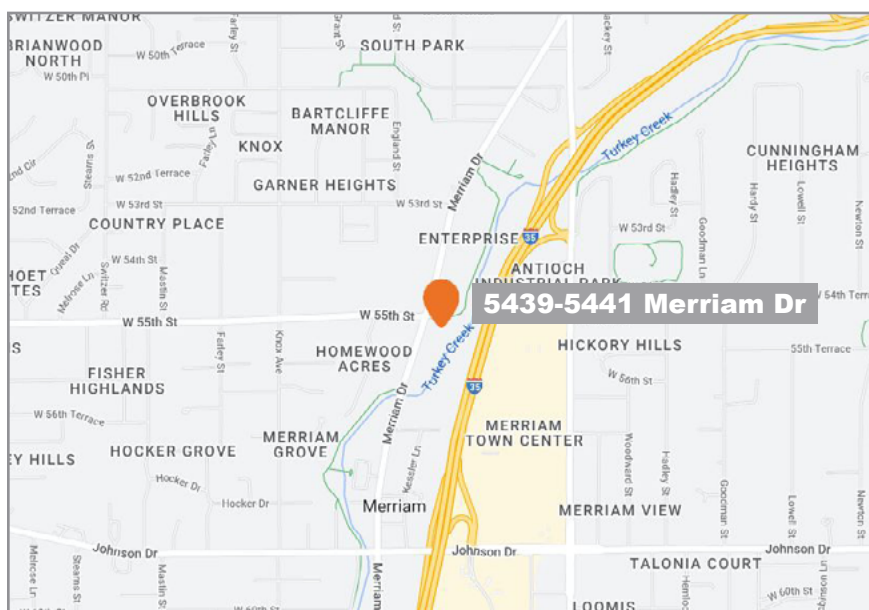
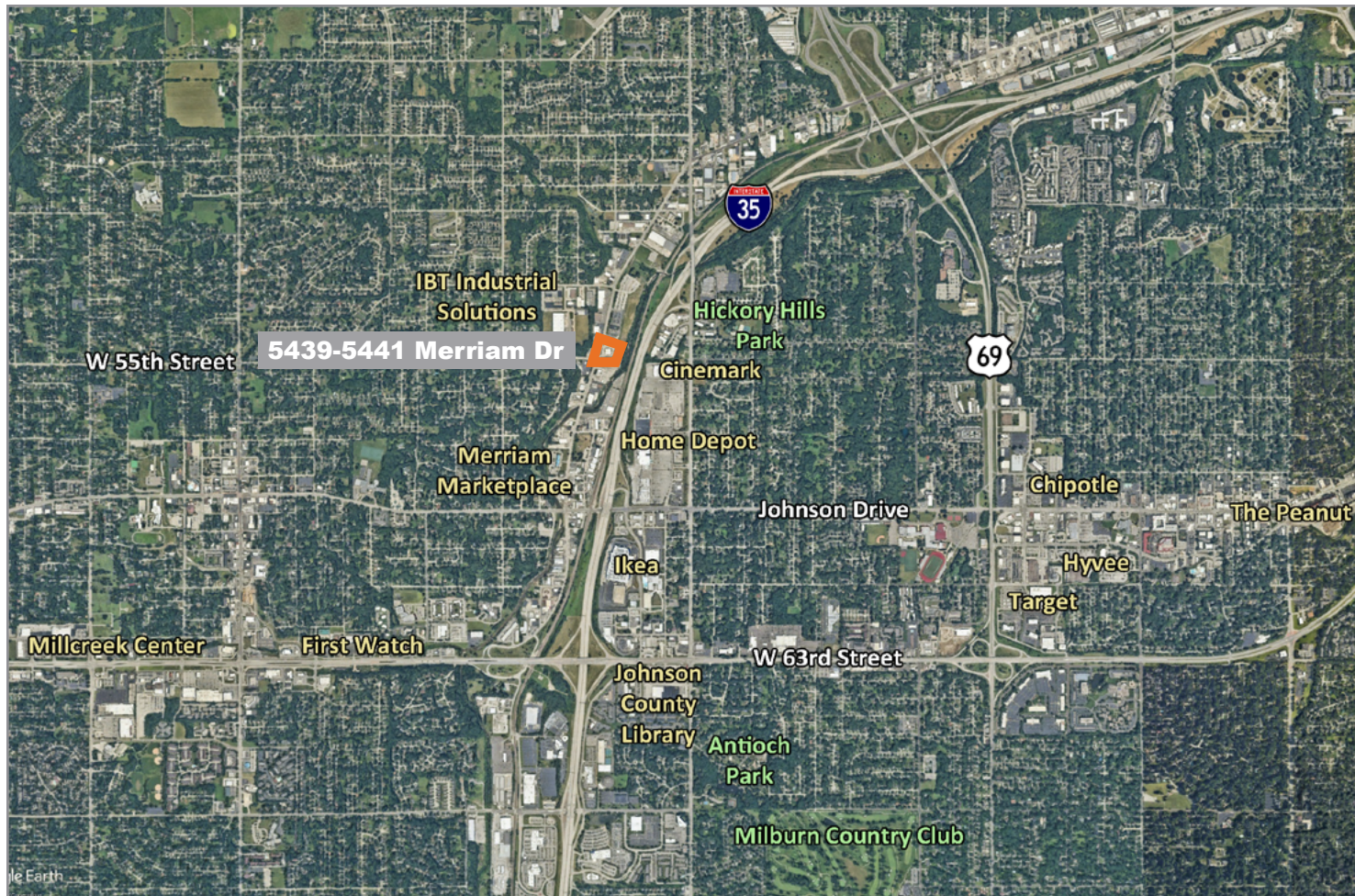




# 5439-5441 Merriam Drive

Merriam, Kansas 66203

# For Sale



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