

## Office/Warehouse at I-35 & Lamar



### Excellent Spaces Available with I-35 Visibility

- Warehouse/Distribution space available for lease
- Immediate I-35 access at Lamar
- I-35 visibility with 112,000± cars per day
- Combination of Dock-High and Drive-In loading options

### For more information:

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## Building Specifications

|                    |   |
|--------------------|---|
| Total Building SF: | 106,285 SF  |
| Office Area:       | Office area varies by suite. Suite #3114 has 3,500± SF in the 18,752 SF space with 3 dock-hi doors. Two of the doors are 8' x 10' and one is 12' x 8'. Unit #3122 has 1,666± of office in the 10,000 SF space with 2 docks, along with 1 drive-in door on the north side.         |
| Year Built:        | 1978  |
| Total Land Area:   | 5.5 Acres   |
| Zoning:            | P-1, Planned Industrial   |
| 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   |
| Electrical:        | #3114 – 400 AMP, 120/208/277/480v, 3-ph, etc.   |
| Floor:             | 6" - slab on grade  |
| Loading:           | Suite 3114 has 3 dock-high doors 2 are 8' x 10' and one is 12' x 8'. Unit 3122 has 2 dock-high doors and 1 drive-in. All units have dock-high loading, with the number and equipment varying by unit. Some units also have drive-in door access, either in the front or the rear. |
| Truck Court Depth: | 140' (est.)   |
| Parking:           | 173 spaces (building total unassigned)  |

## Building Specifications

|                             |        |            |
|-----------------------------|--------|------------|
| Net Charges:<br>(2025 Est.) | CAM:   | \$0.74 PSF |
|                             | INS:   | \$0.41 PSF |
|                             | TAX:   | \$0.97 PSF |
|                             | Total: | \$2.12 PSF |

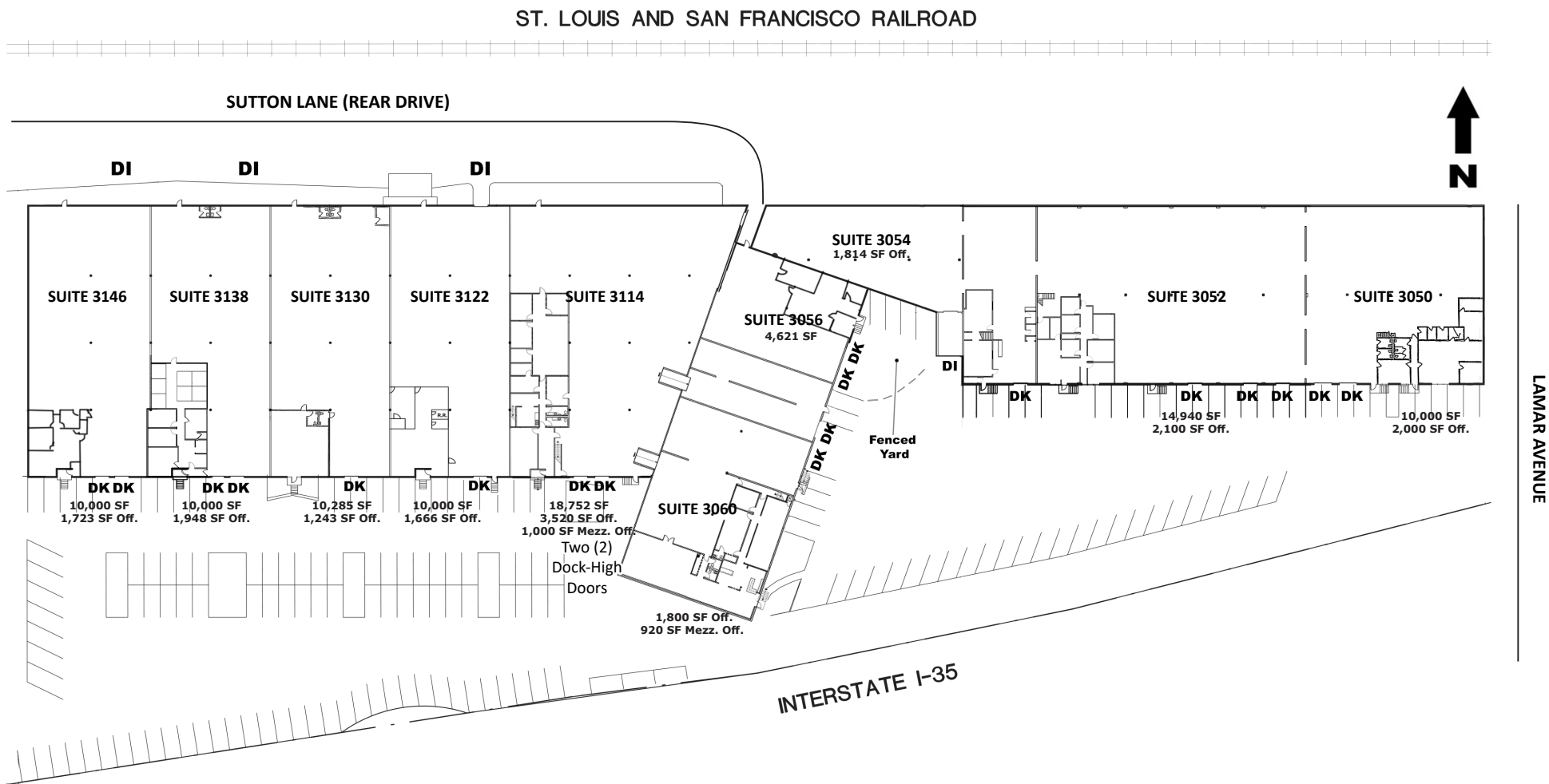
Lease Type: NNN

# Lamar Distribution Center

3050-3146 South 24th Street, Kansas City, Kansas

# For Lease

## Site Plan – First Floor



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

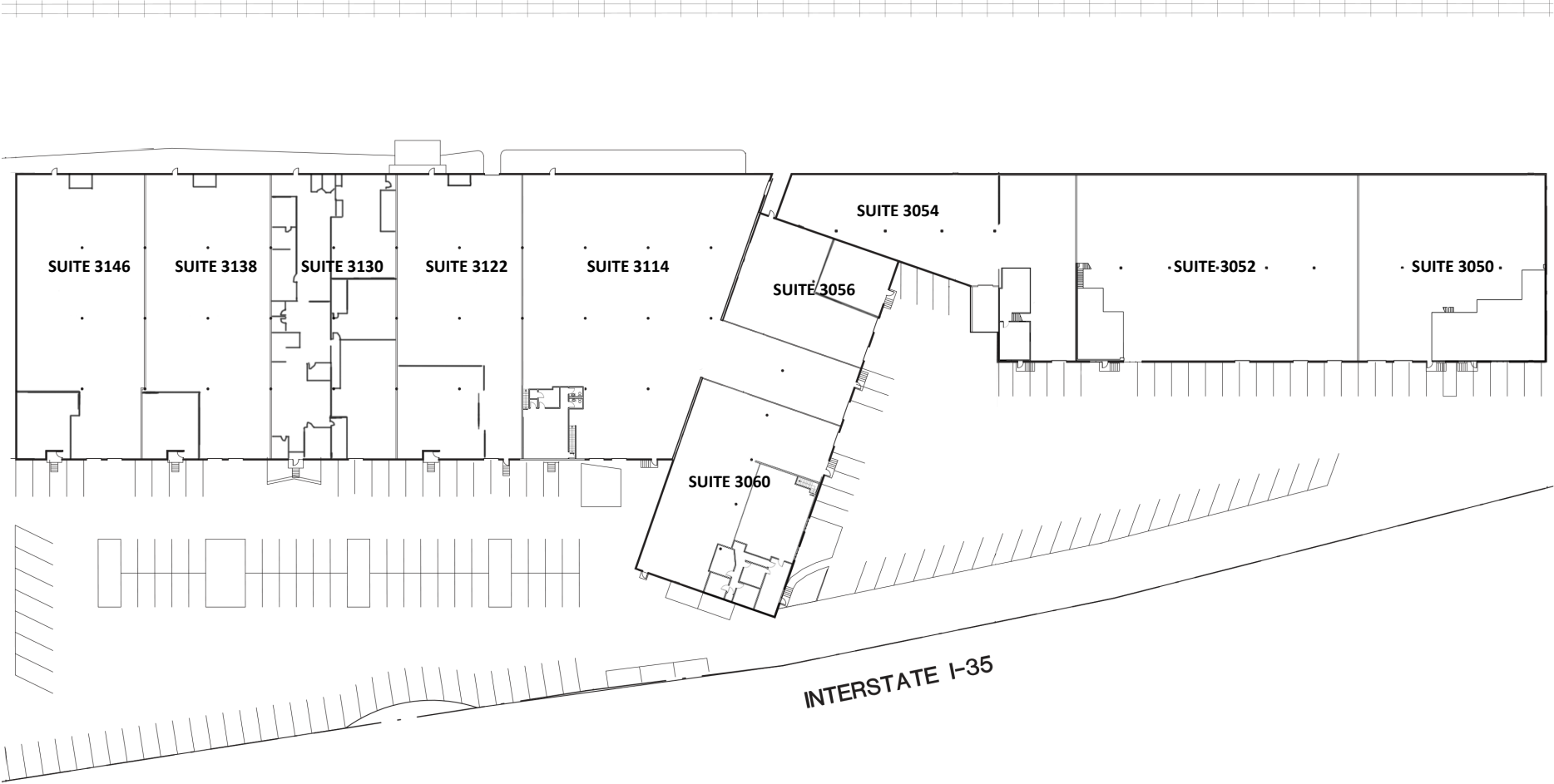
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## Second Floor Plan

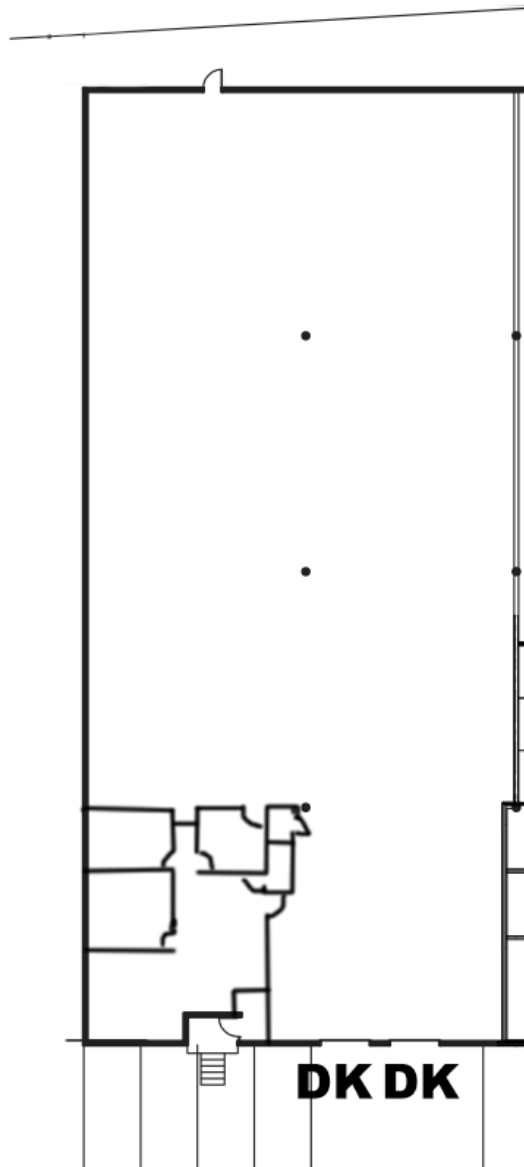
ST. LOUIS AND SAN FRANCISCO RAILROAD



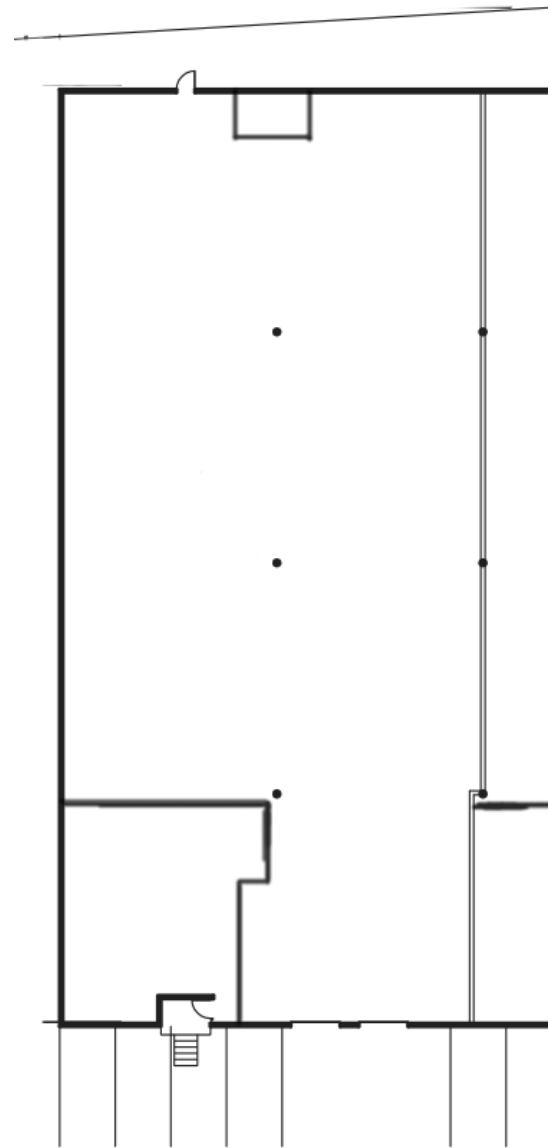
4622 Pennsylvania Avenue, Suite 700  
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## 3146 Floor Plan

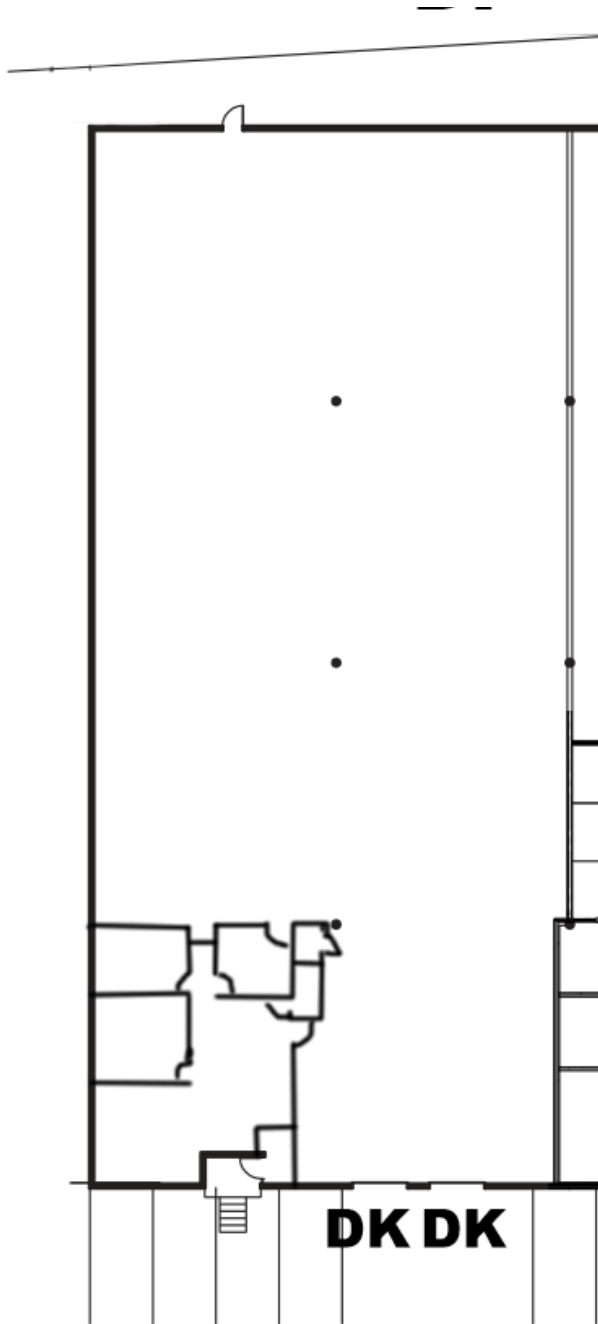


First Floor Plan

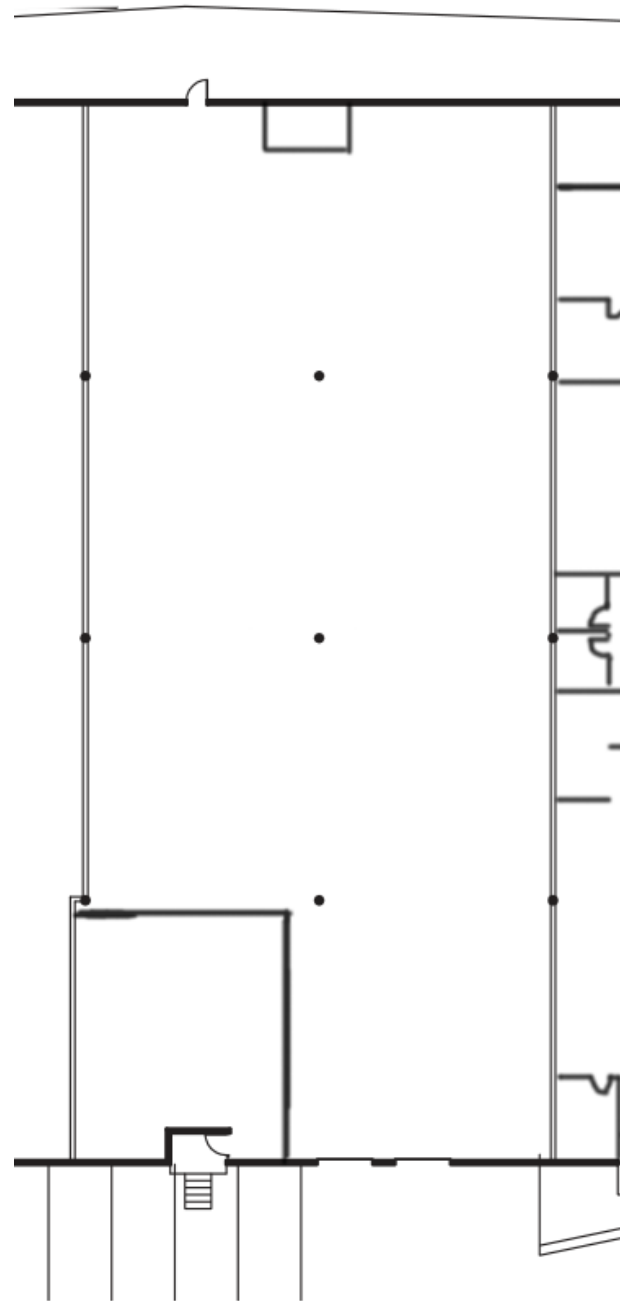


Second Floor Plan

## 3138 Floor Plan

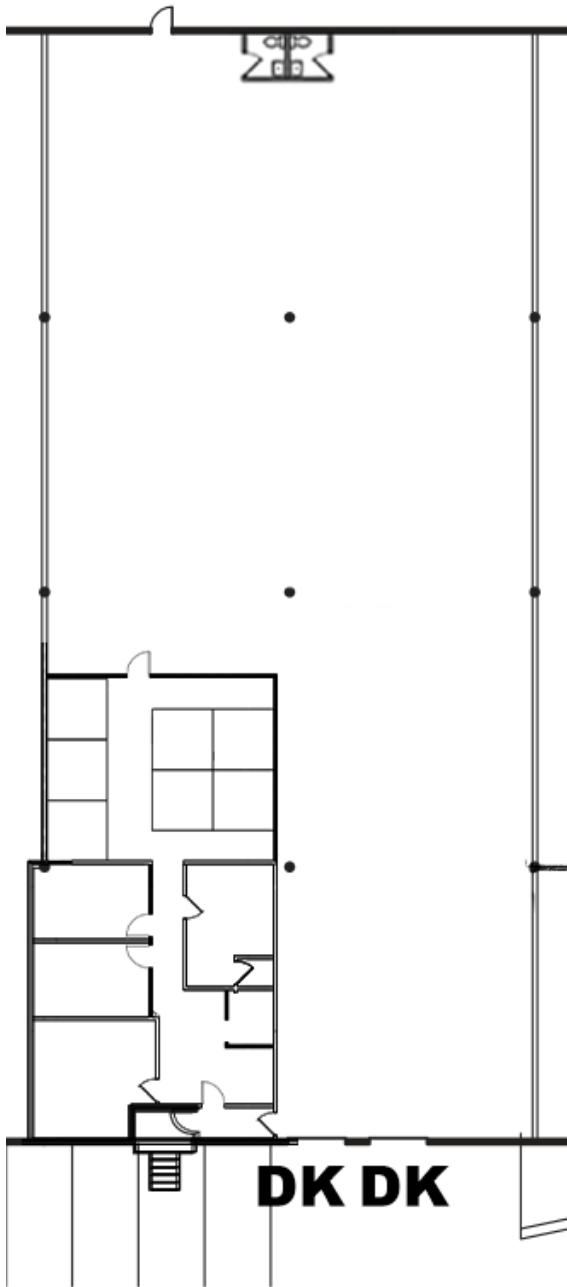


First Floor Plan

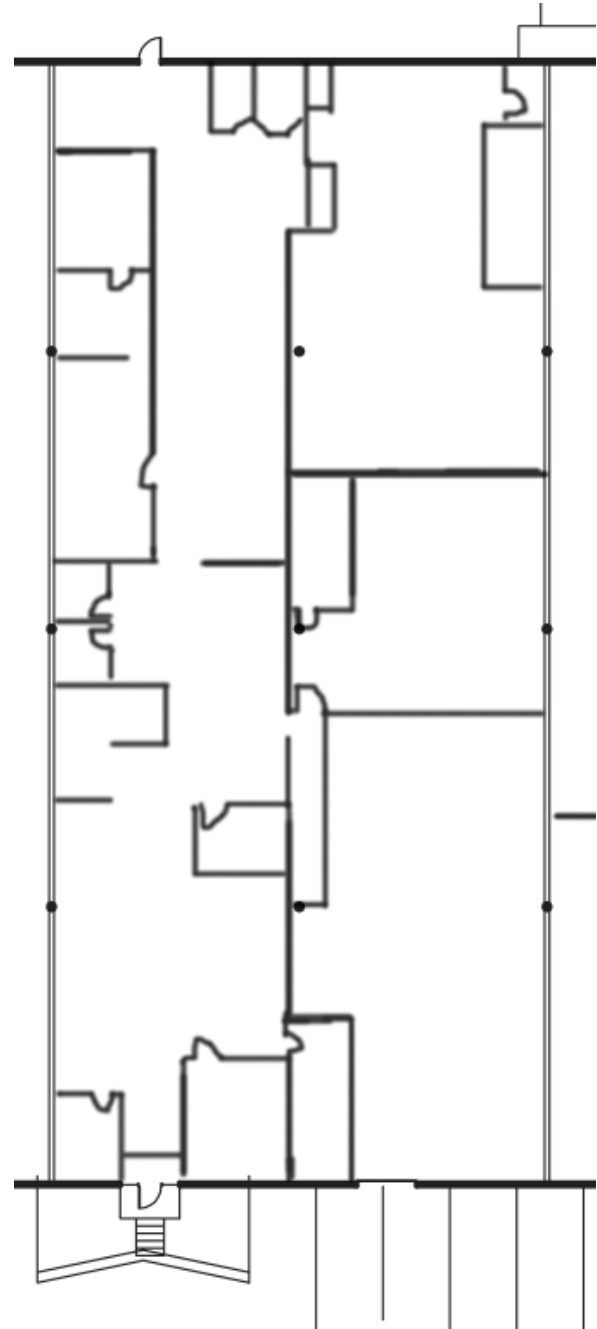


Second Floor Plan

## 3130 Floor Plan



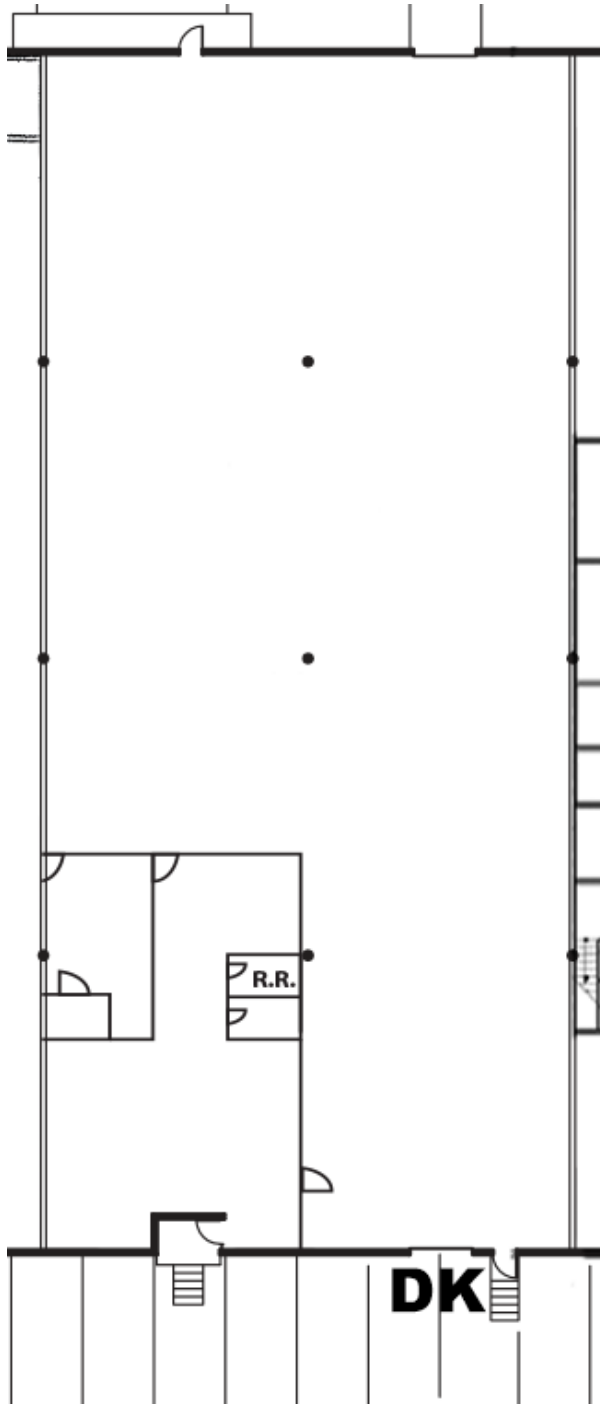
First Floor Plan



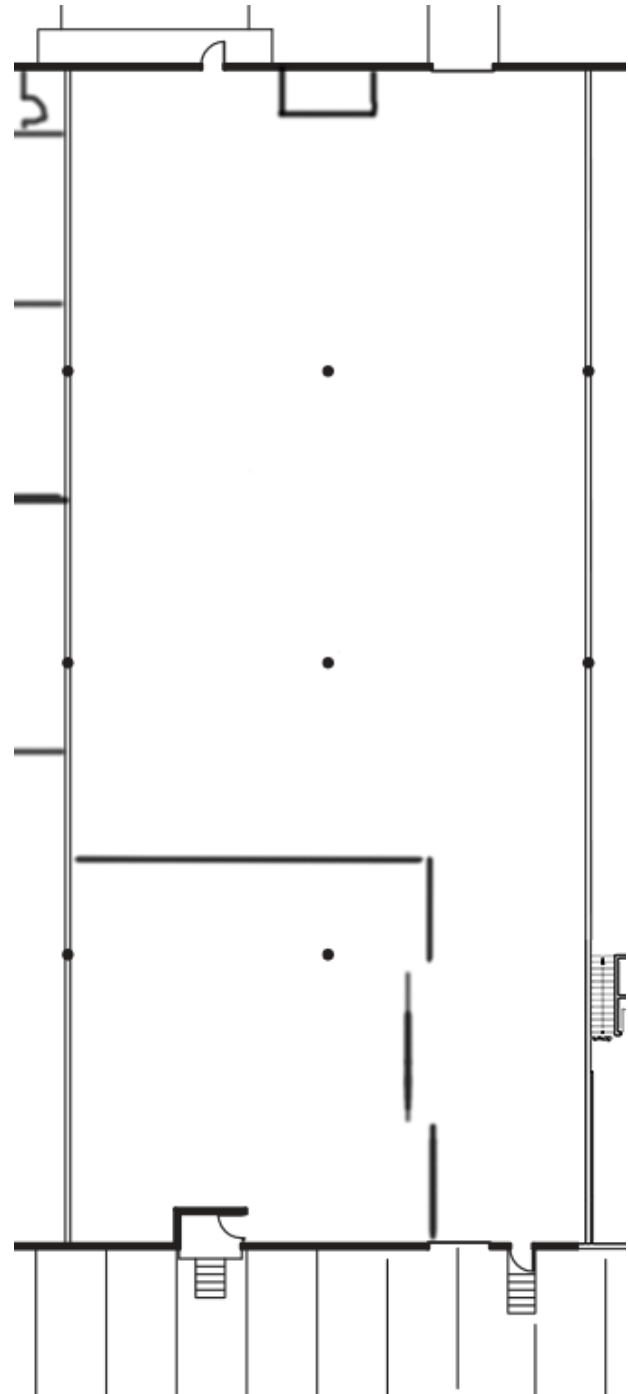
Second Floor Plans



## 3122 Floor Plan

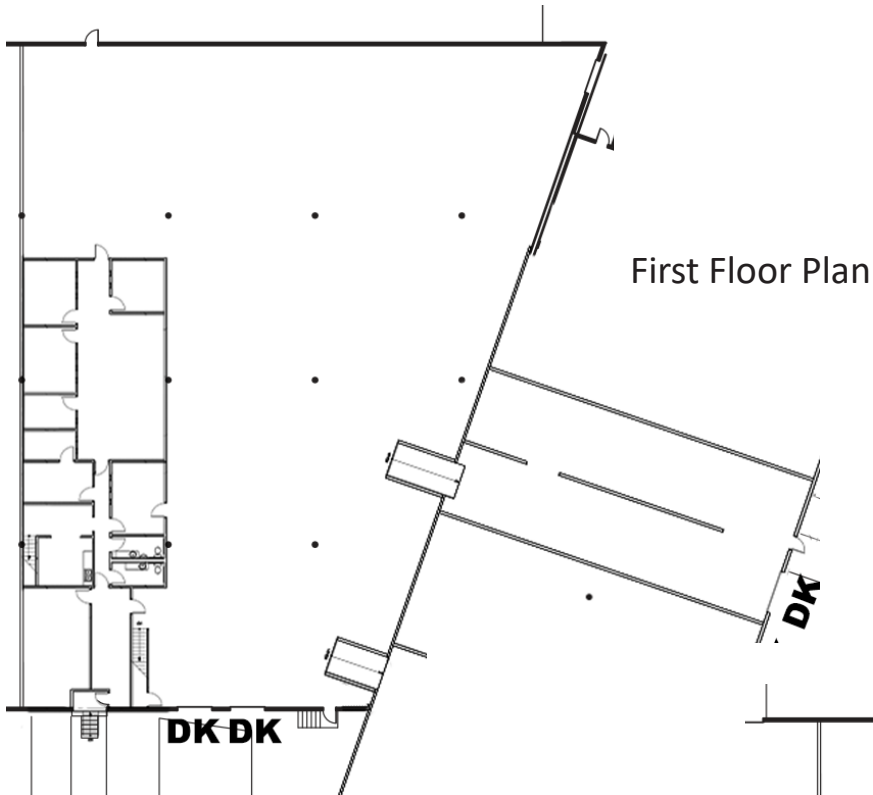


First Floor Plan

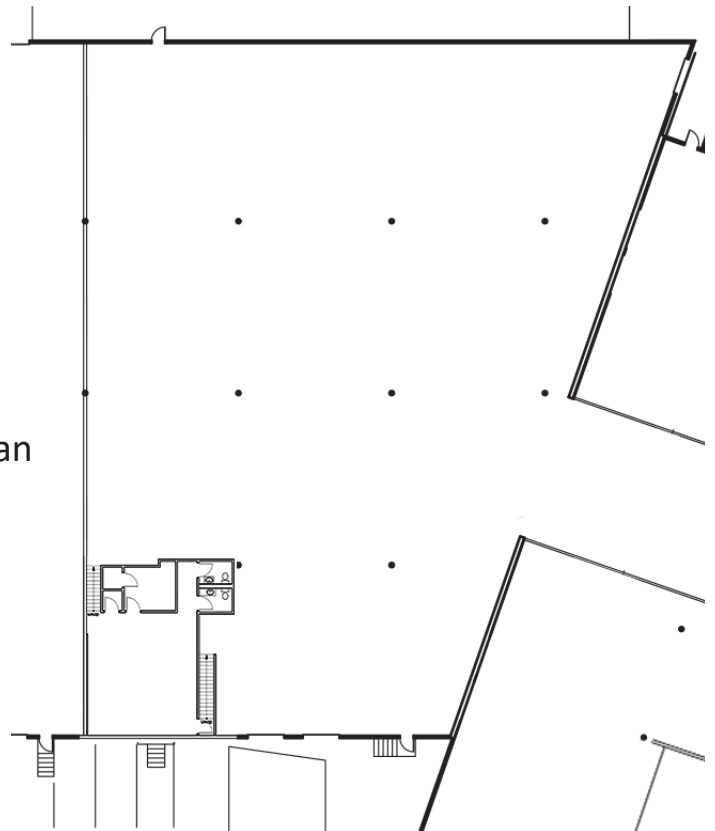


Second Floor Plan

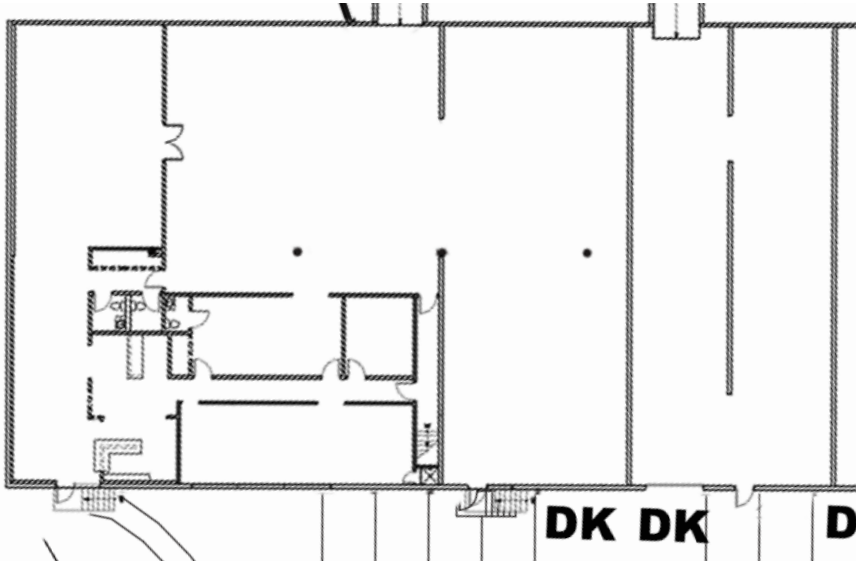
## 3114 Floor Plan



## Second Floor Plan

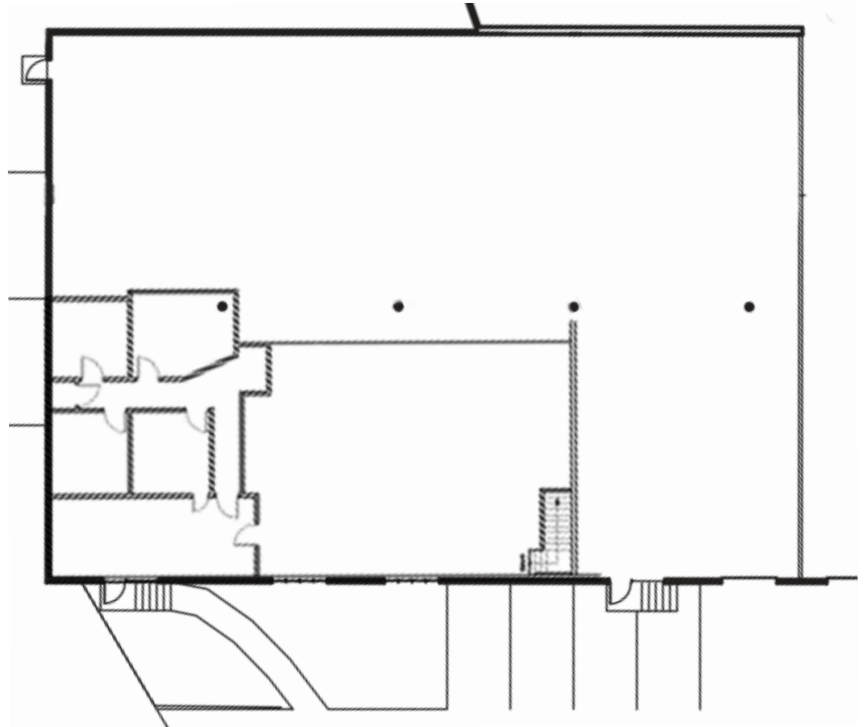


## 3060 Floor Plan



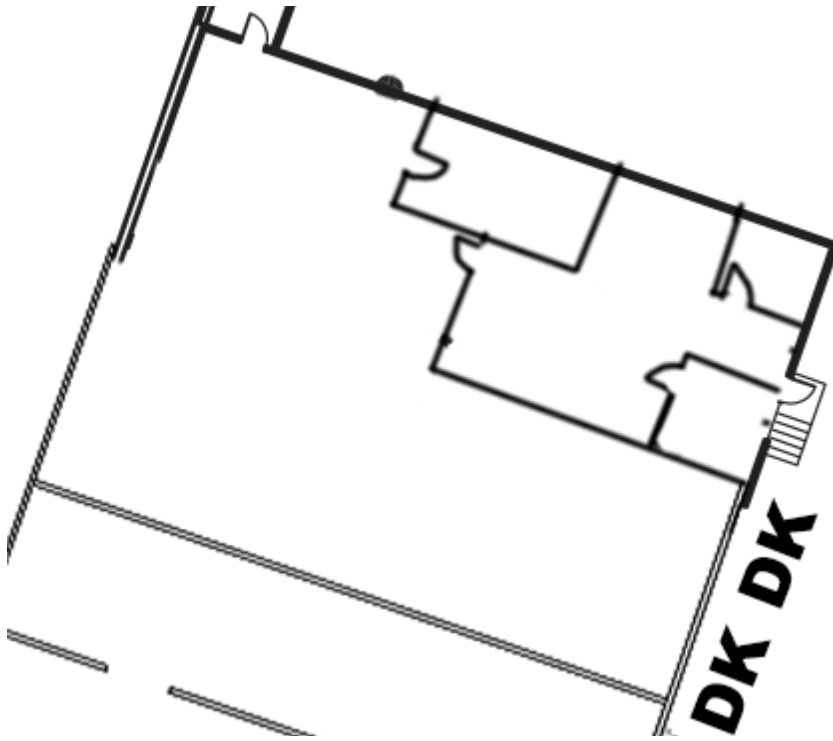
First Floor Plan

Second Floor Plan

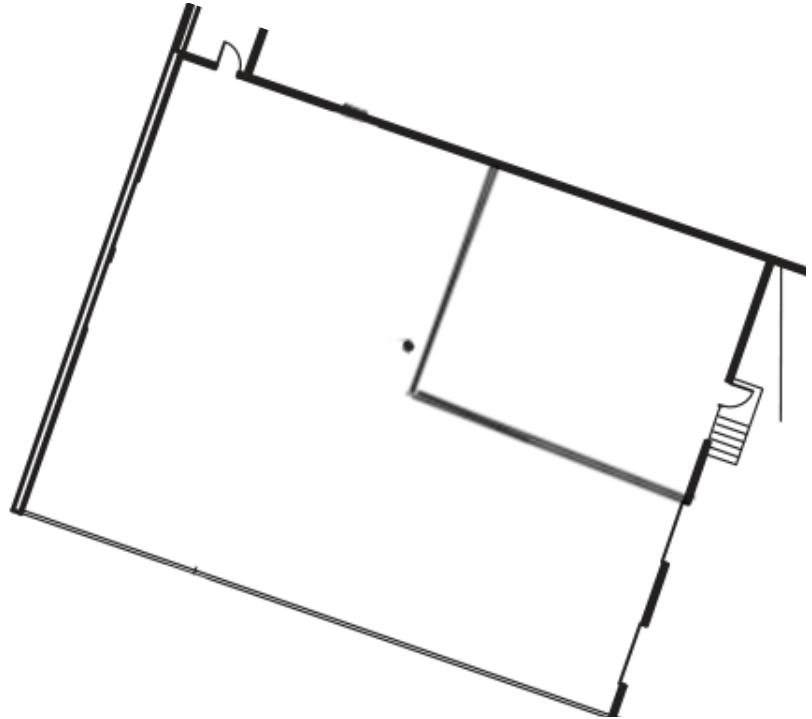


## 3056 Floor Plan

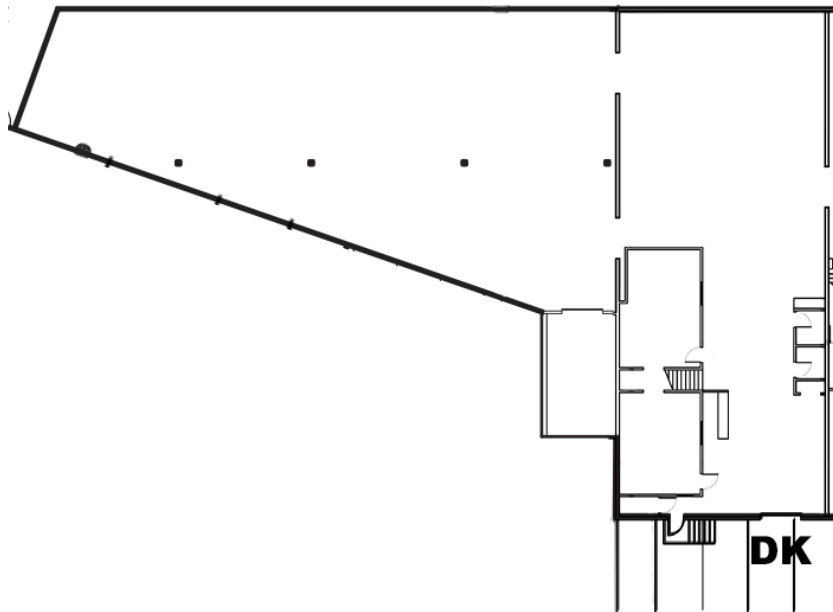
First Floor Plan



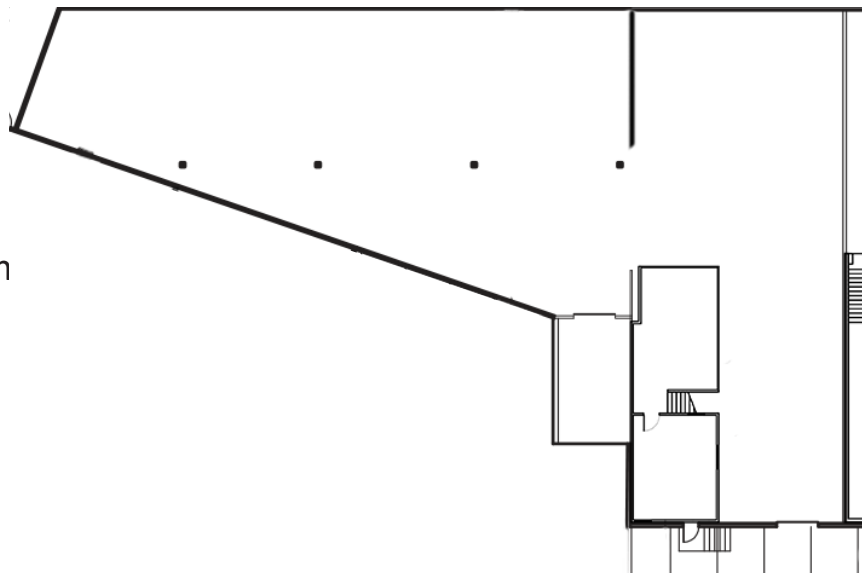
Second Floor Plan



## 3054 Floor Plan

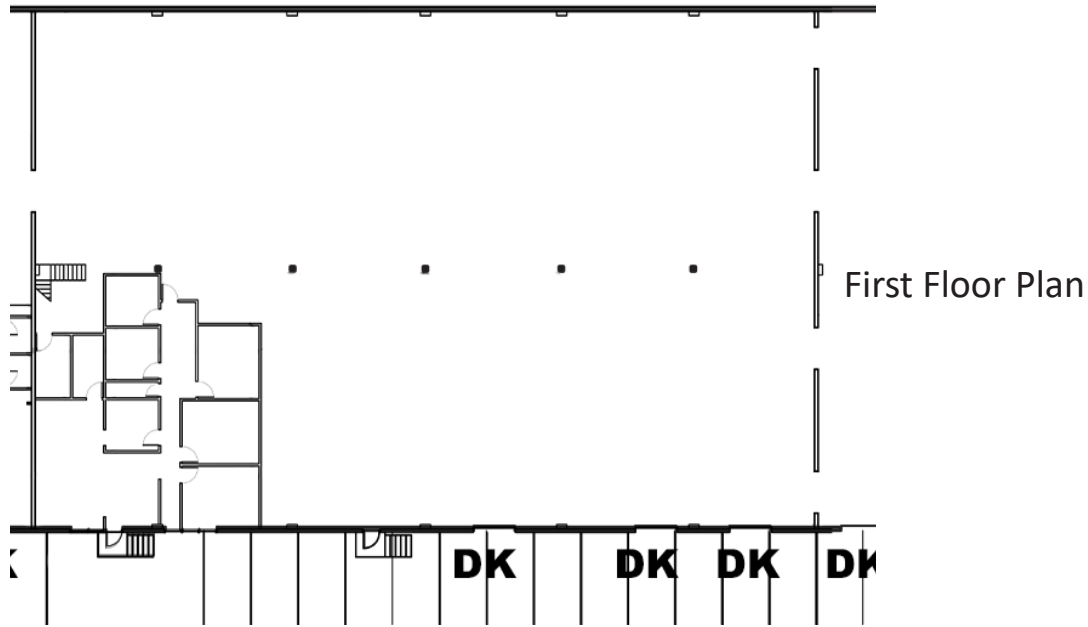


First Floor Plan

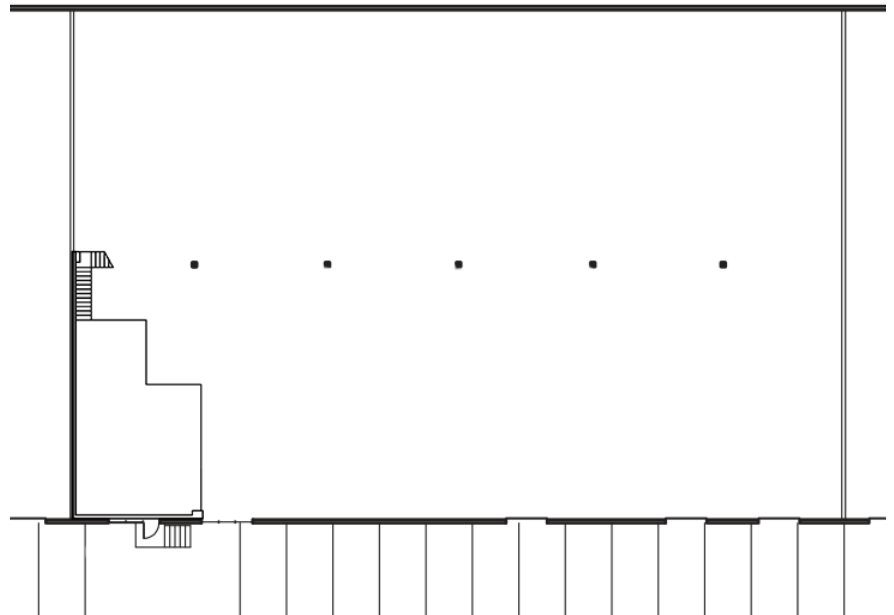


Second Floor Plan

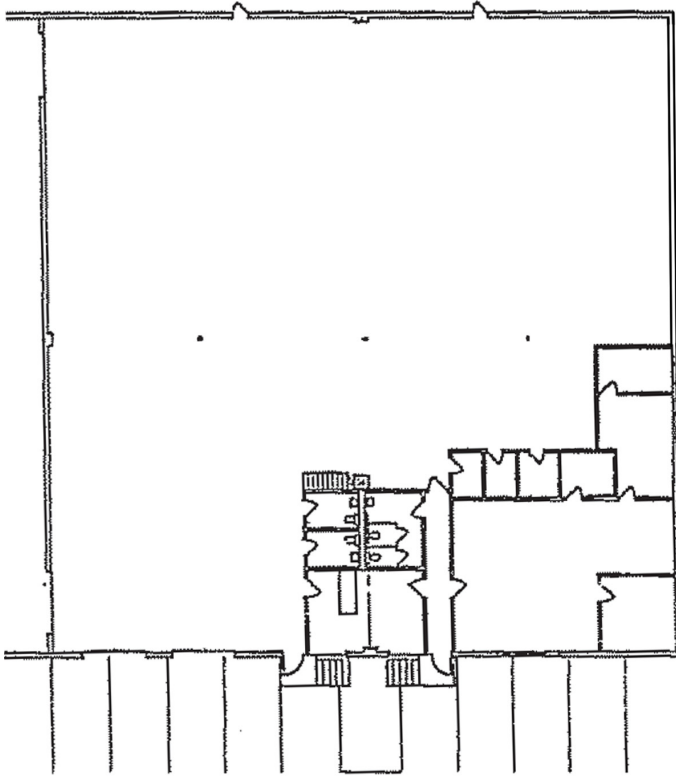
## 3052 Floor Plan



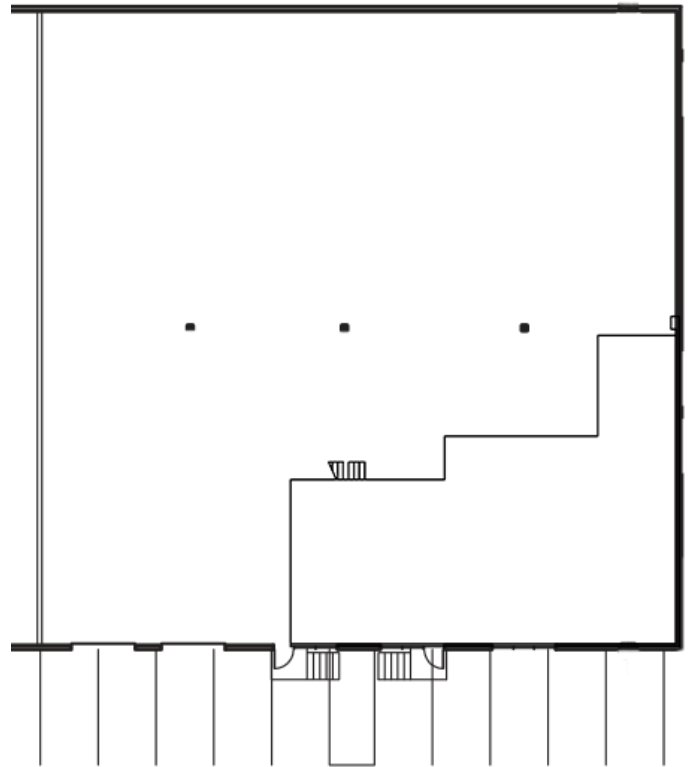
Second Floor Plan



## 3050 Floor Plan

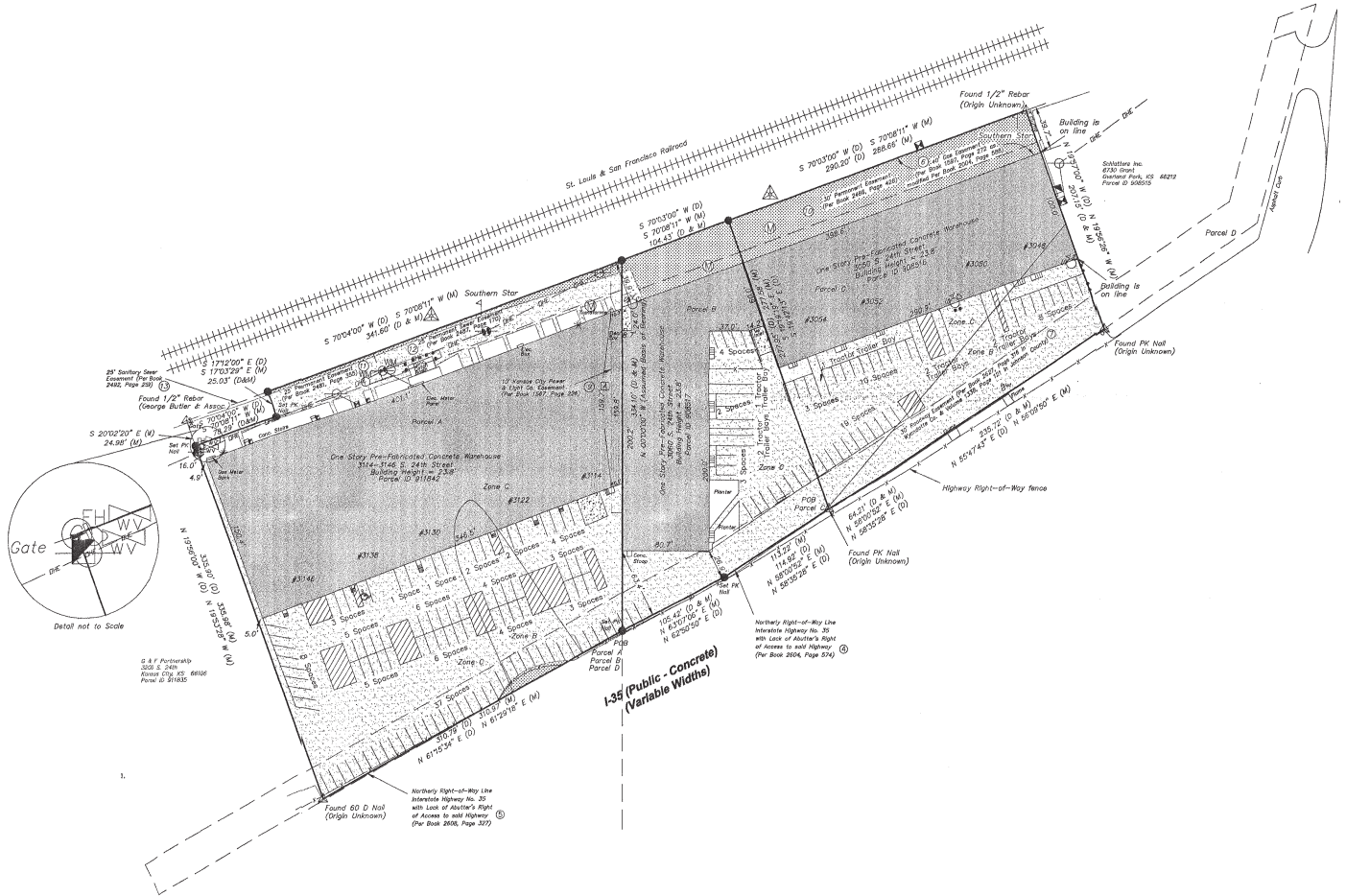


First Floor Plan



Second Floor Plan

Land Survey

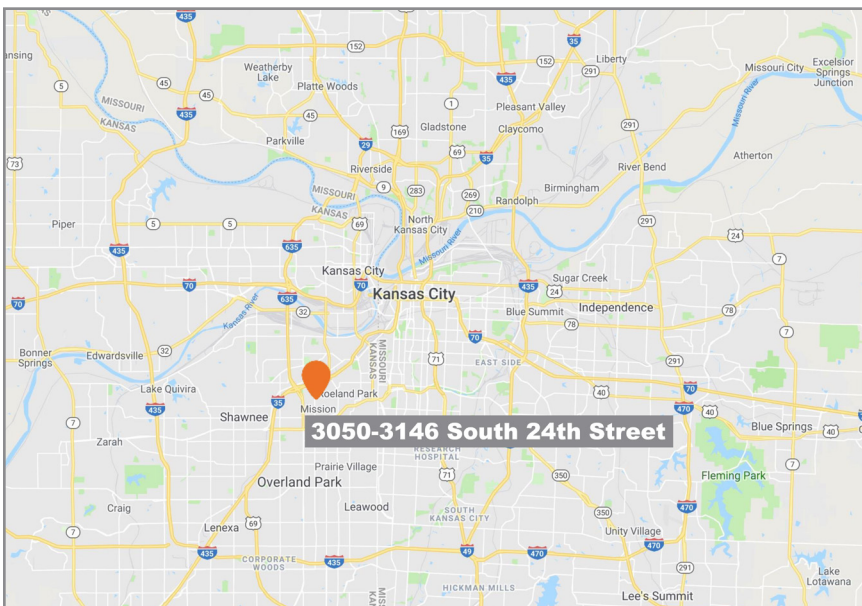
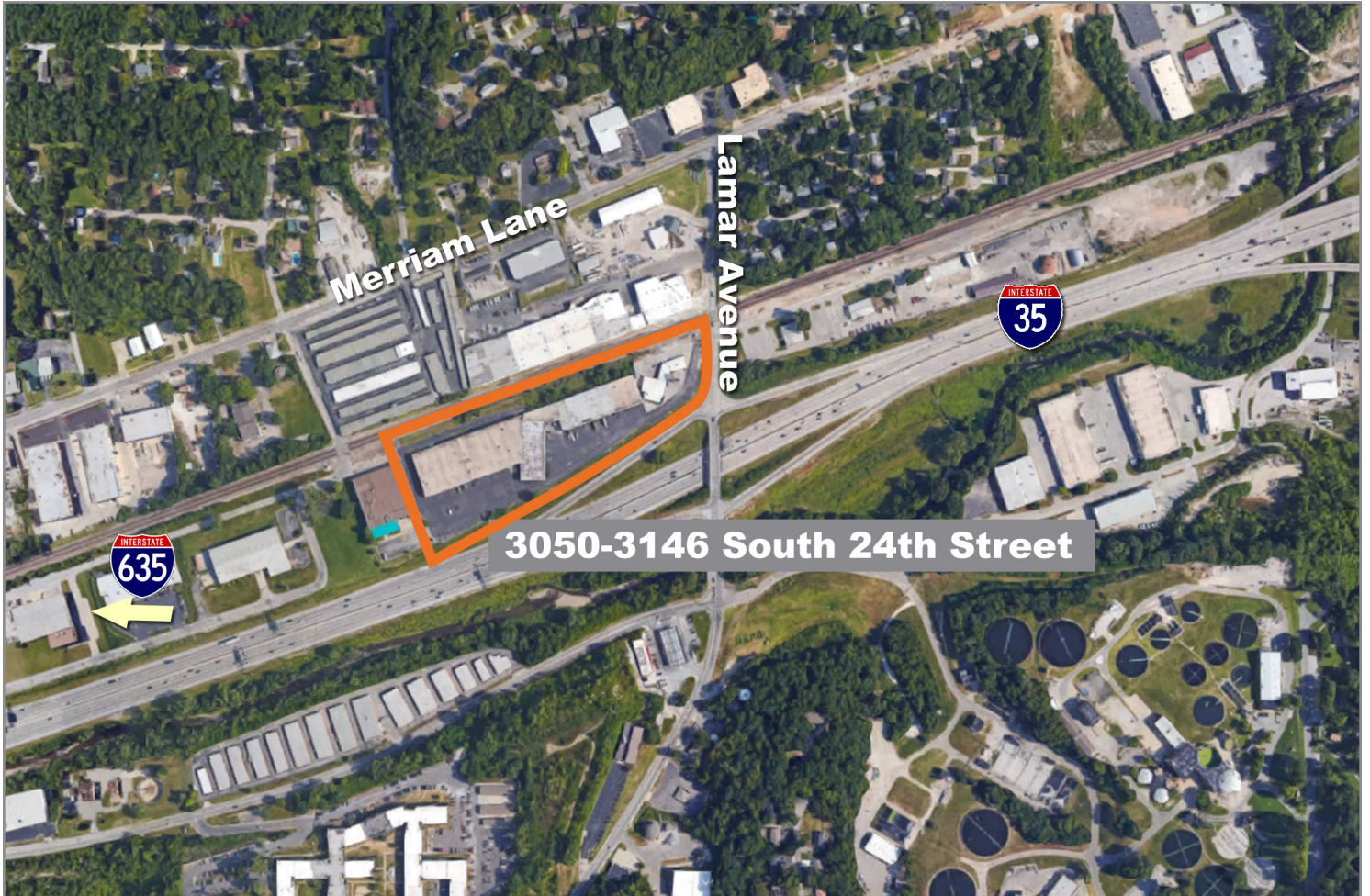




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