

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:

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

Blaise Gunnerson
816.878.6314
bgunnerson@blockllc.com

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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: (2026 Est.)	CAM:	\$1.65 PSF
	INS:	\$0.21 PSF
	TAX:	\$1.70 PSF
	Total:	\$3.57 PSF

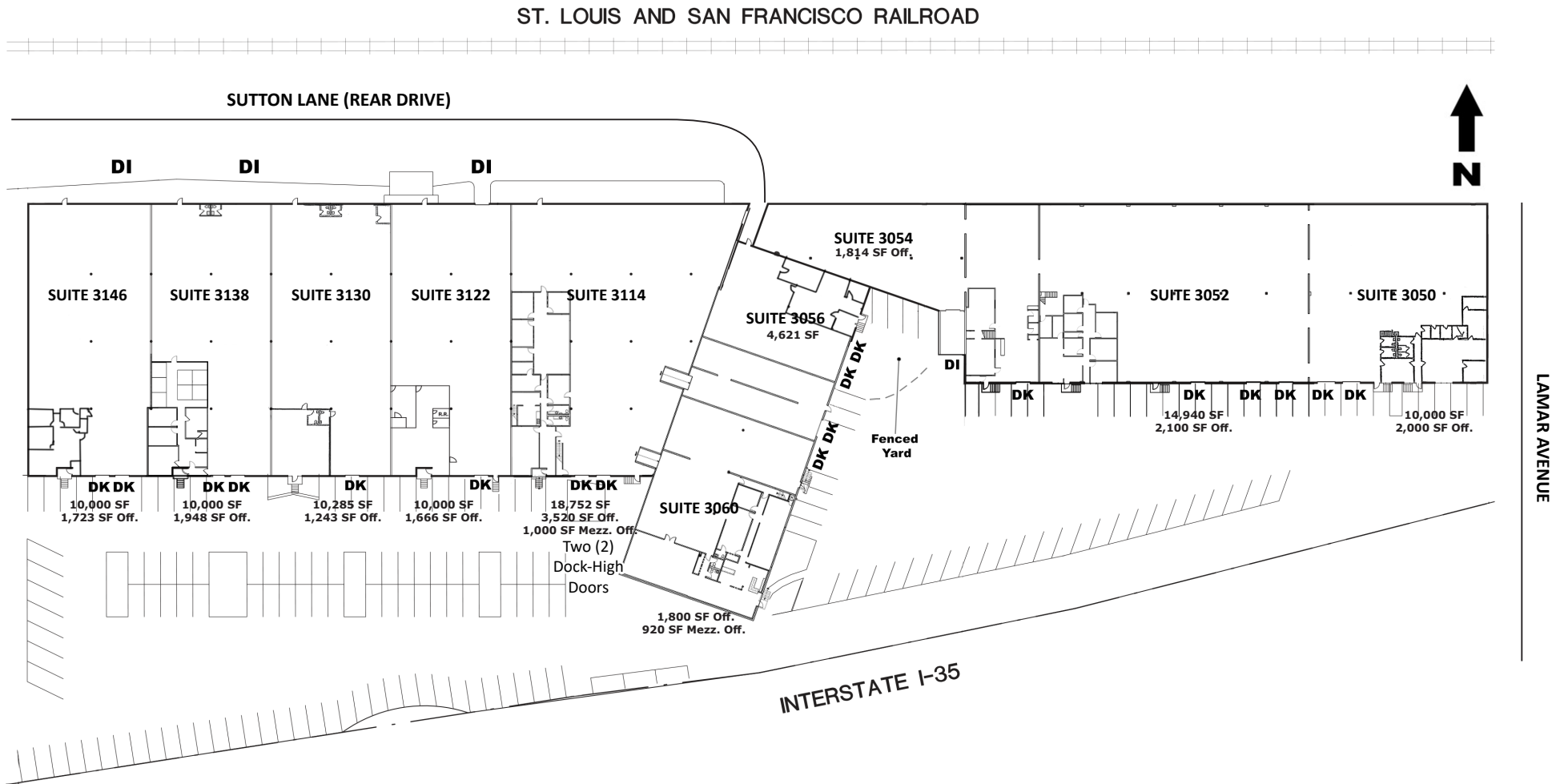
Lease Type: NNN

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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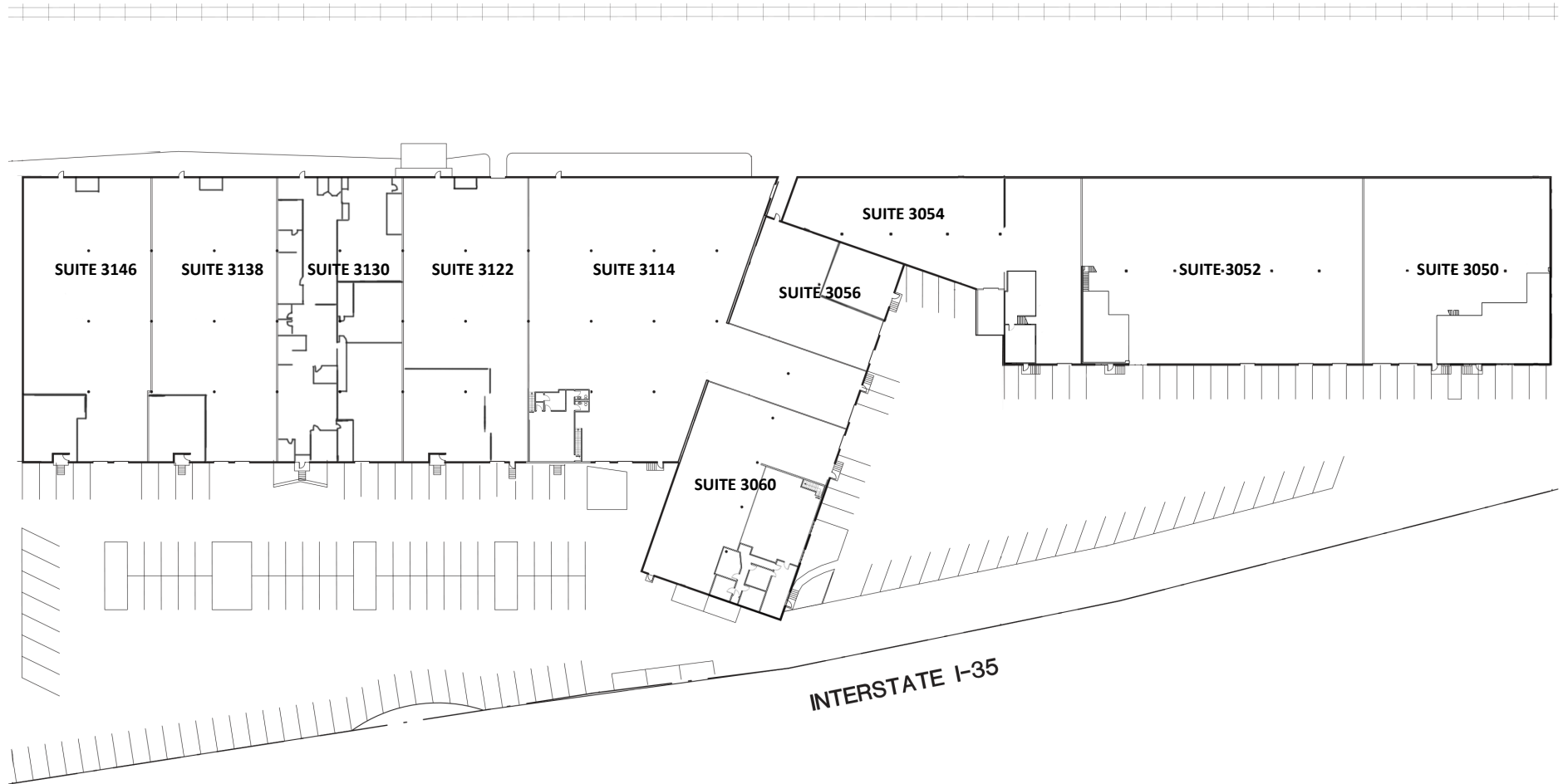
Lamar Distribution Center

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

For Lease

Second Floor Plan

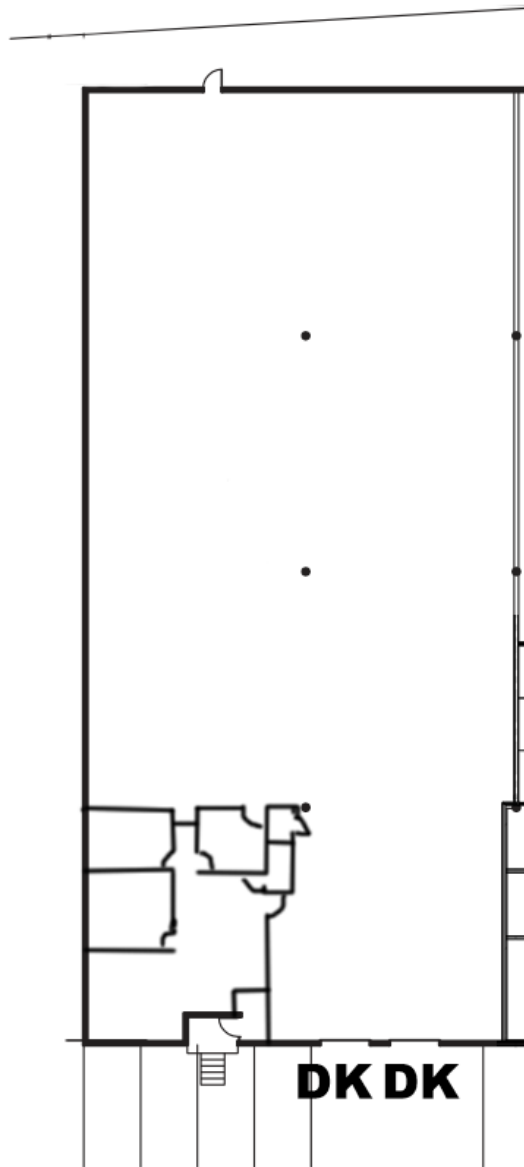
ST. LOUIS AND SAN FRANCISCO RAILROAD



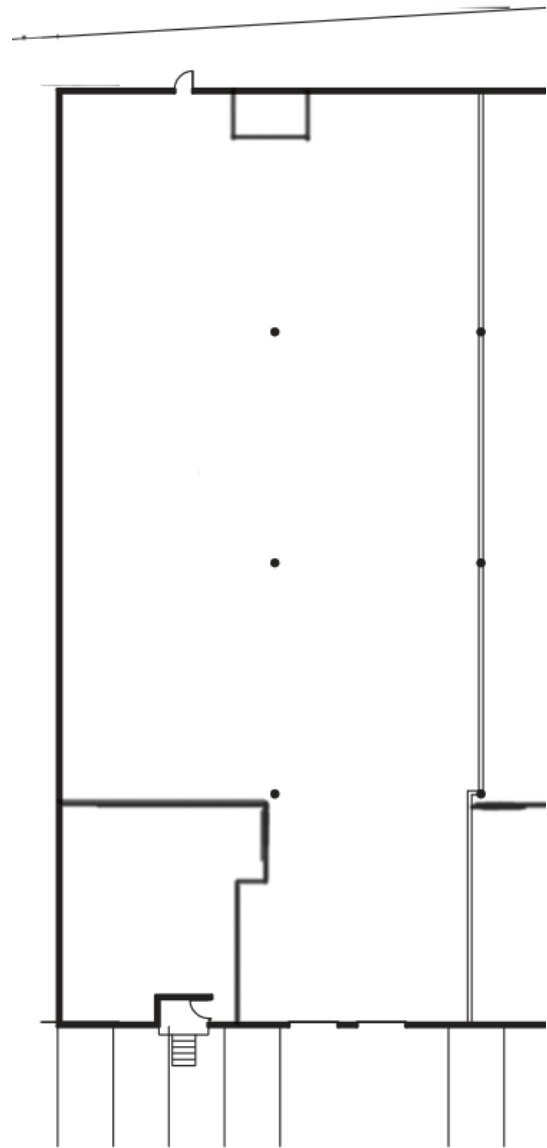
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3146 Floor Plan

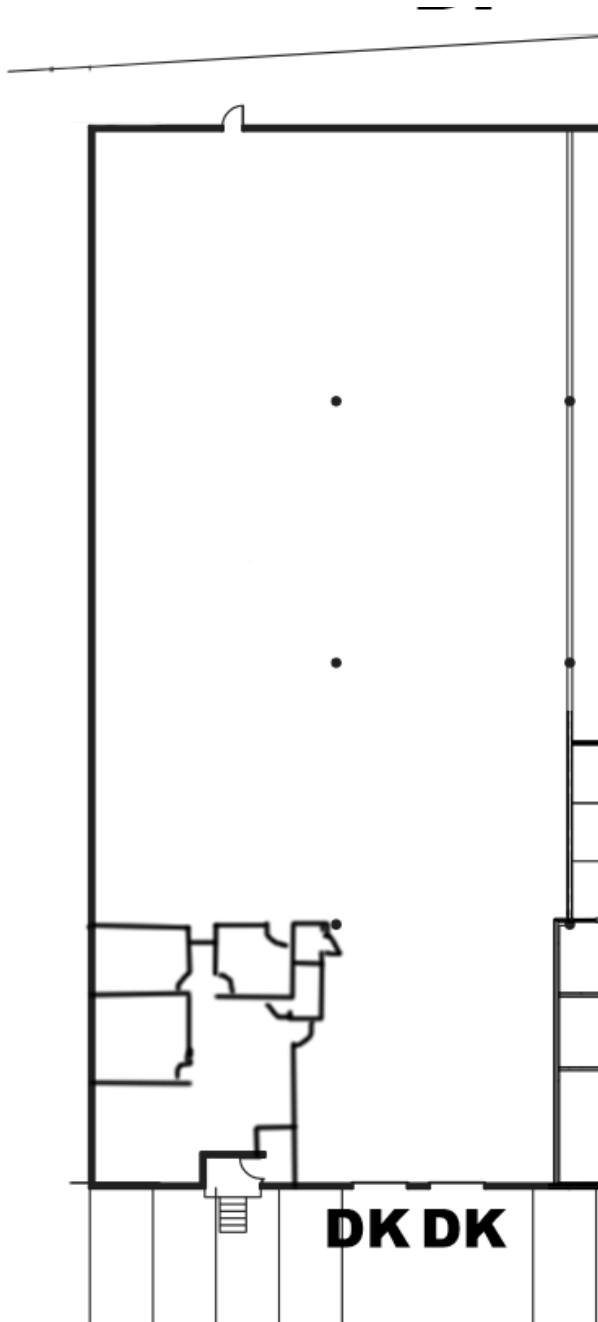


First Floor Plan

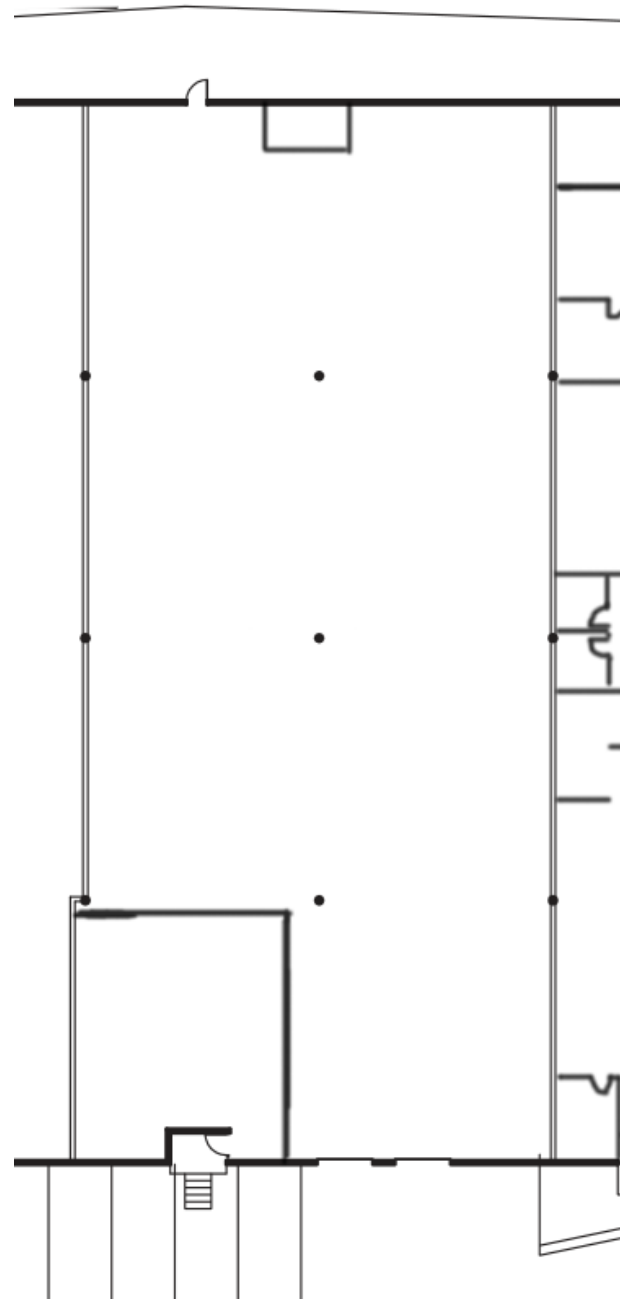


Second Floor Plan

3138 Floor Plan

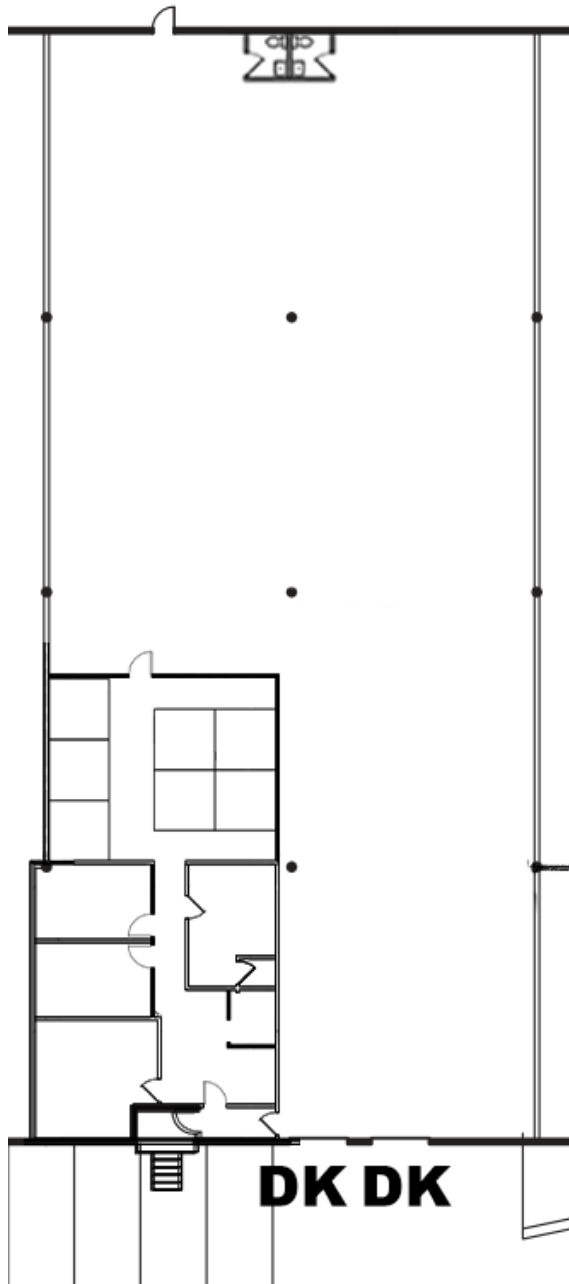


First Floor Plan

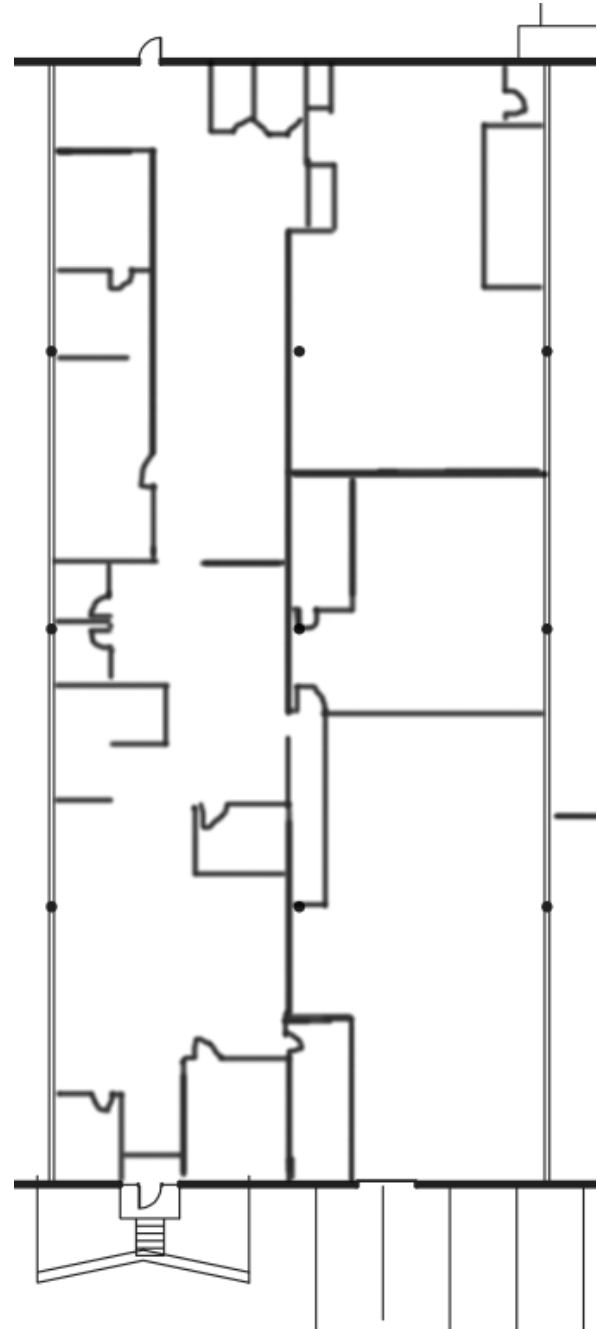


Second Floor Plan

3130 Floor Plan

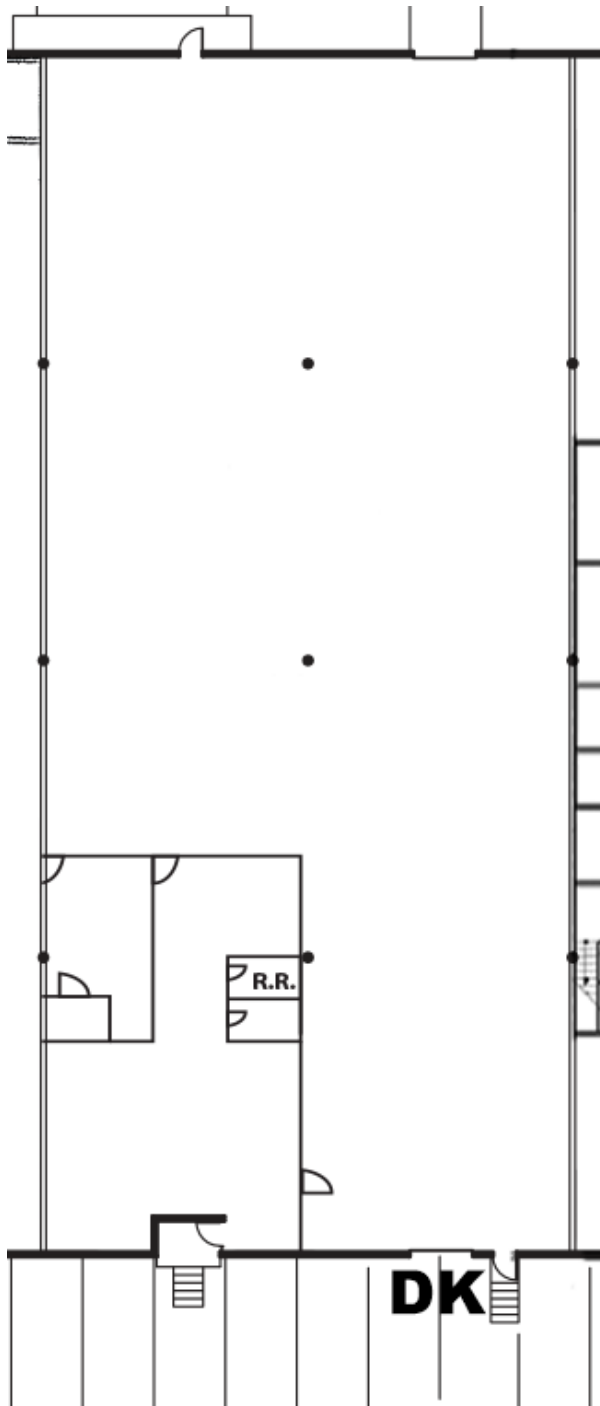


First Floor Plan

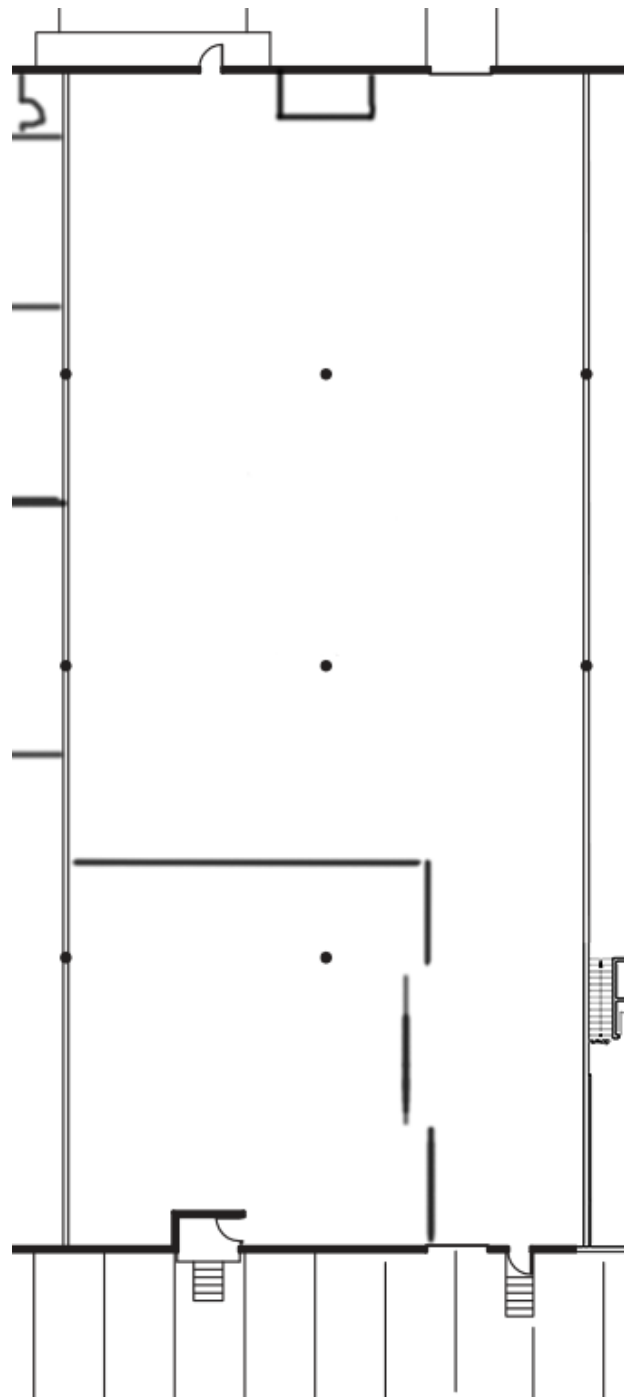


Second Floor Plans

3122 Floor Plan

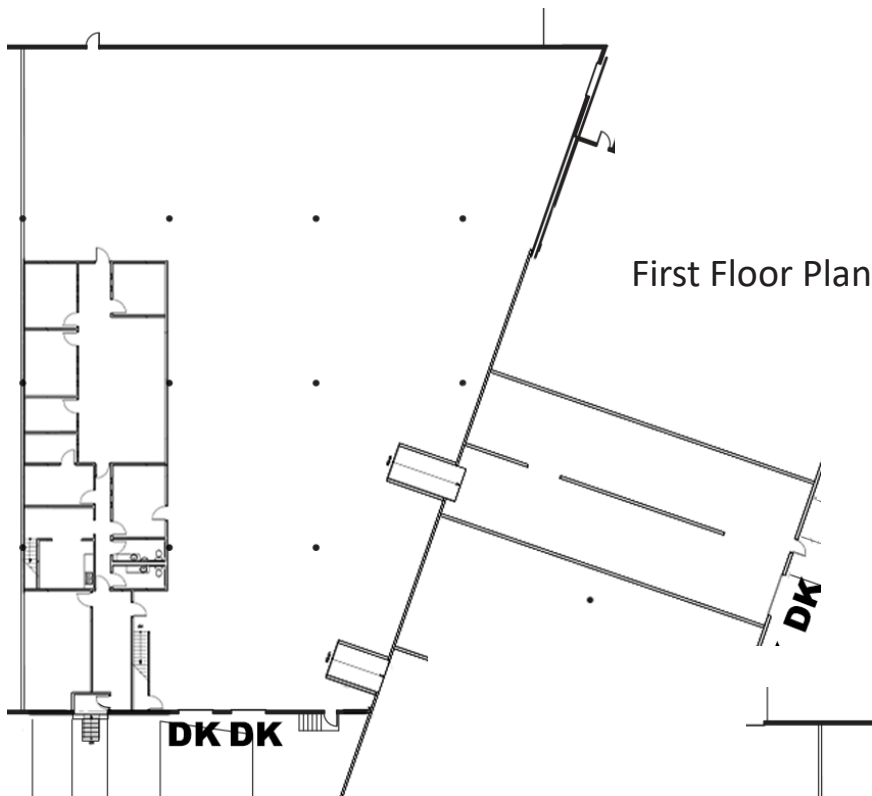


First Floor Plan

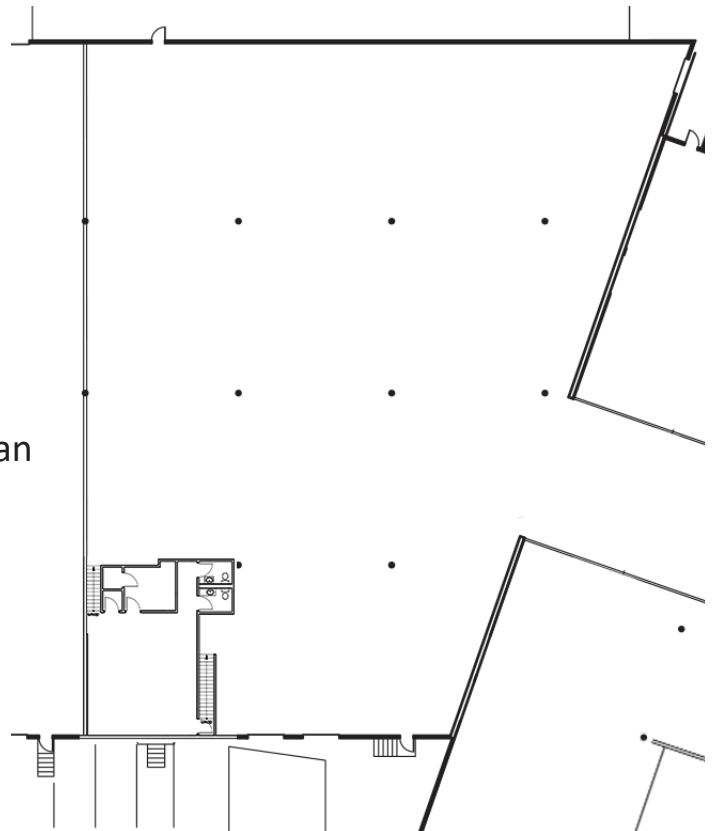


Second Floor Plan

3114 Floor Plan



Second Floor Plan

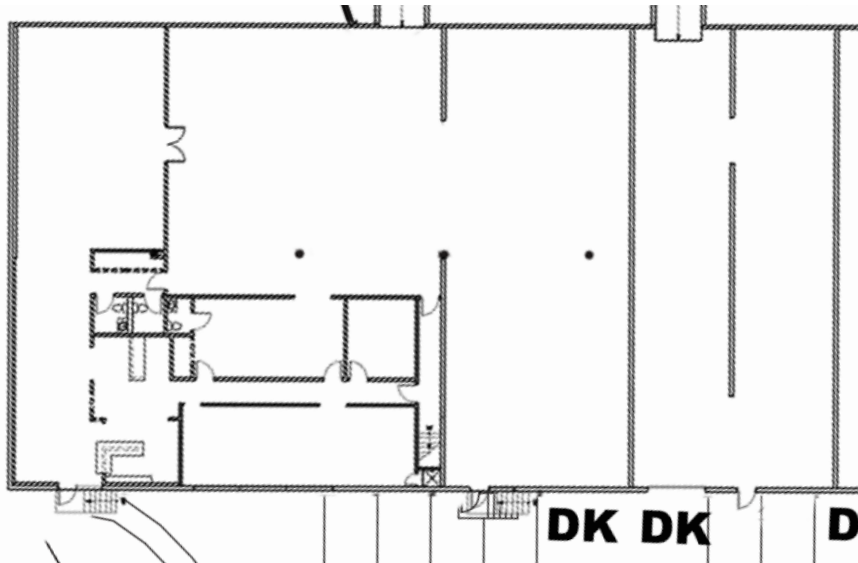


Lamar Distribution Center

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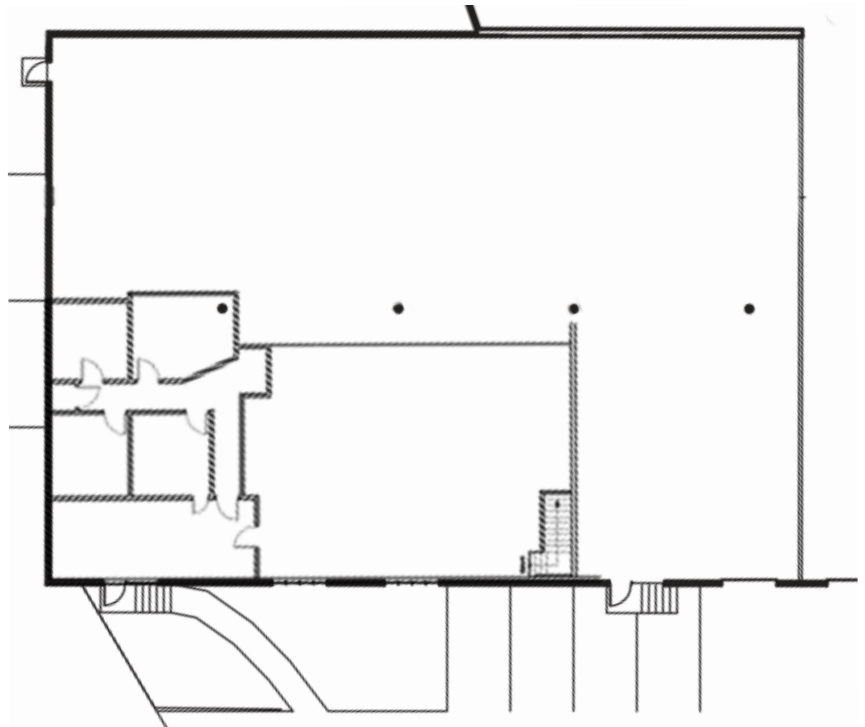
For Lease

3060 Floor Plan



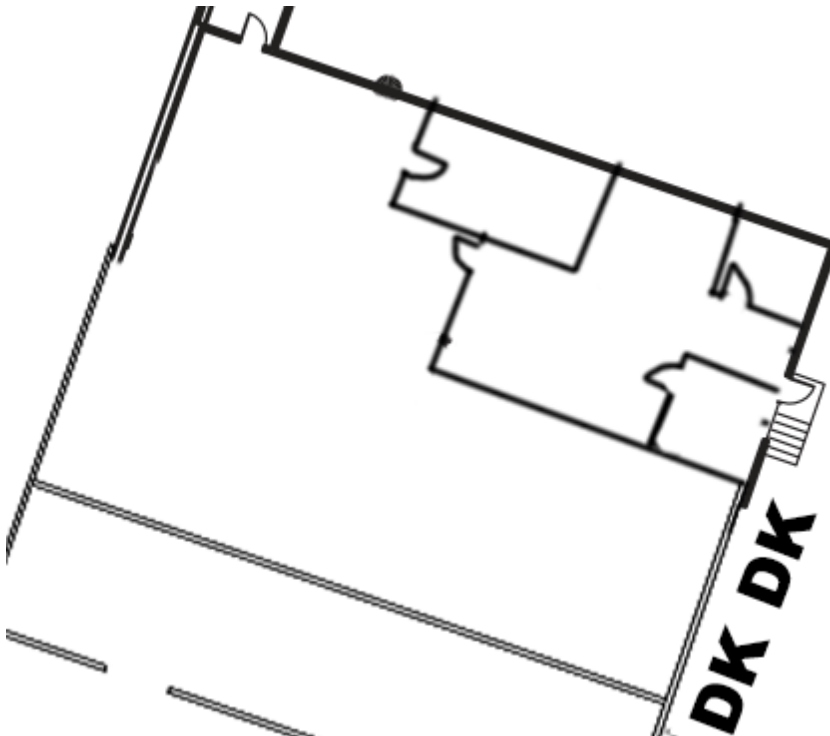
First Floor Plan

Second Floor Plan

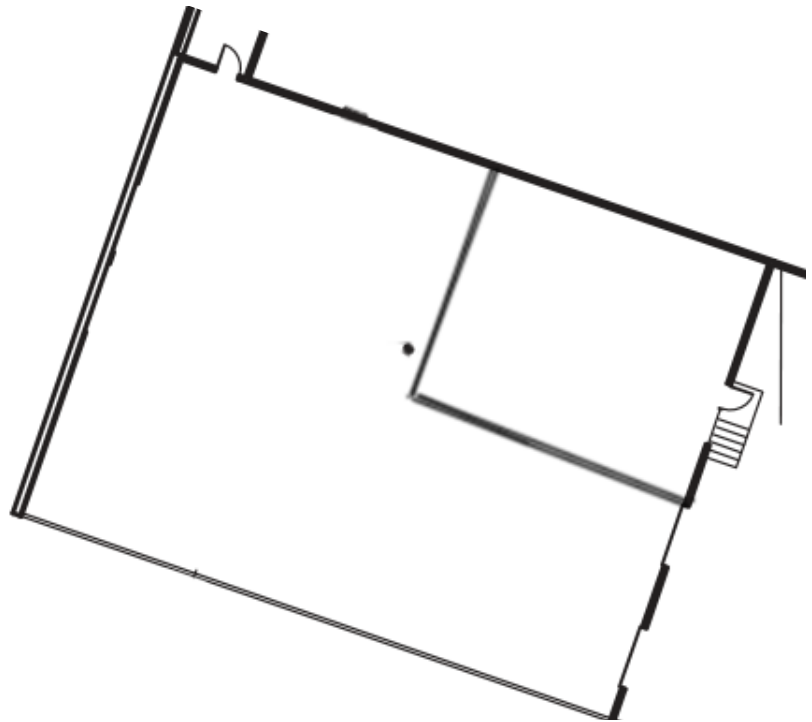


3056 Floor Plan

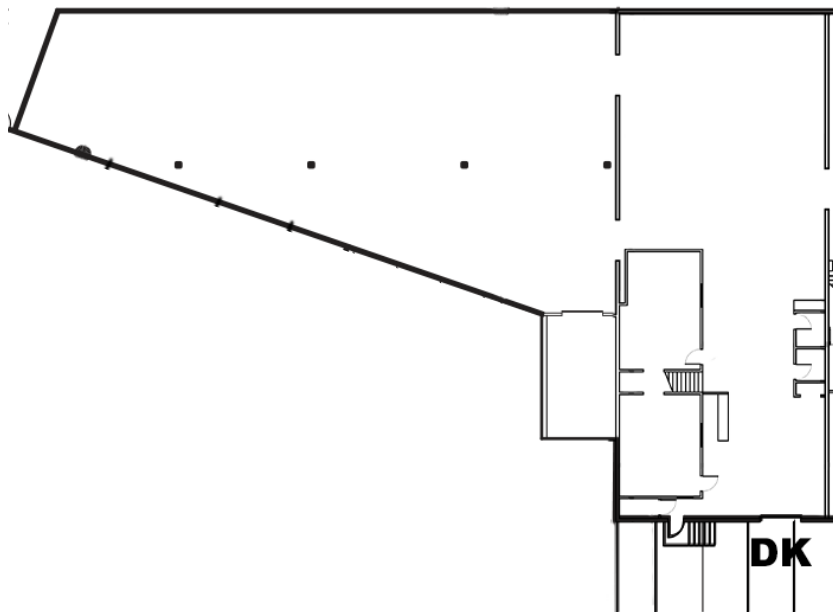
First Floor Plan



Second Floor Plan

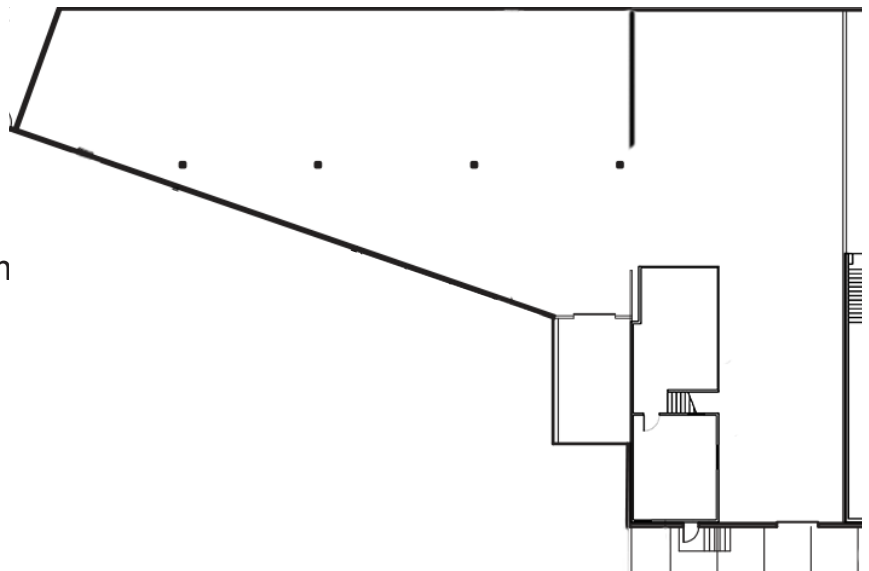


3054 Floor Plan

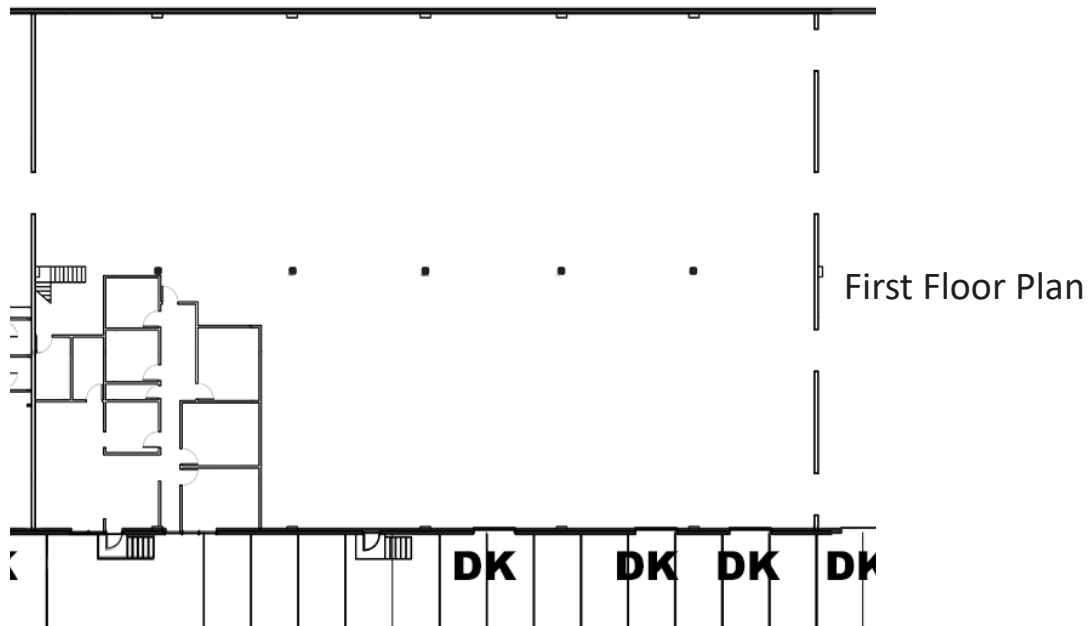


First Floor Plan

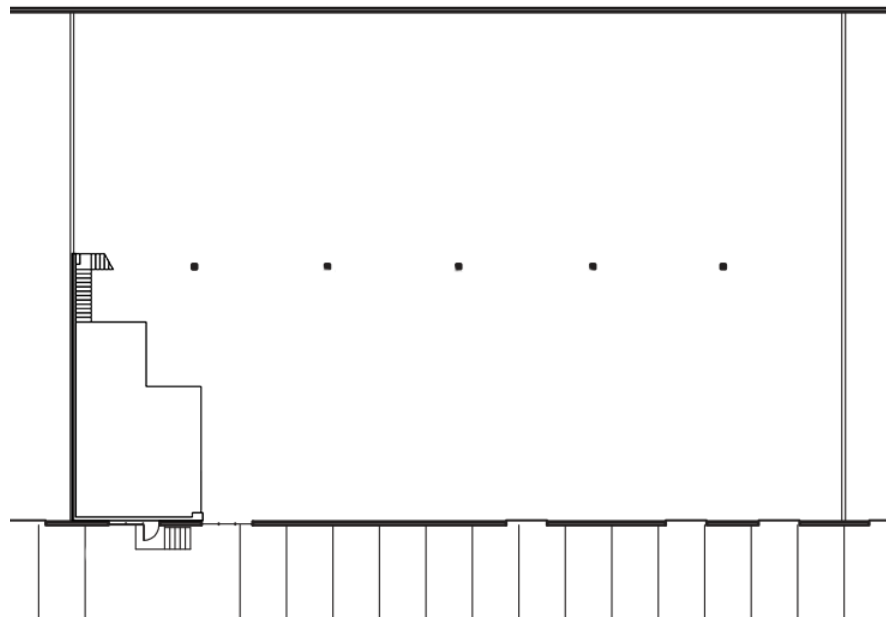
Second Floor Plan



3052 Floor Plan



Second Floor Plan

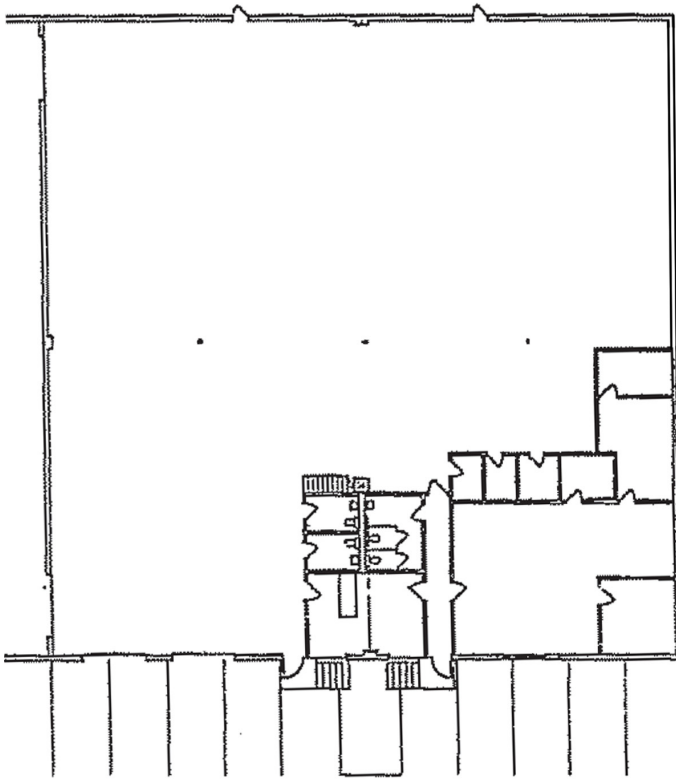


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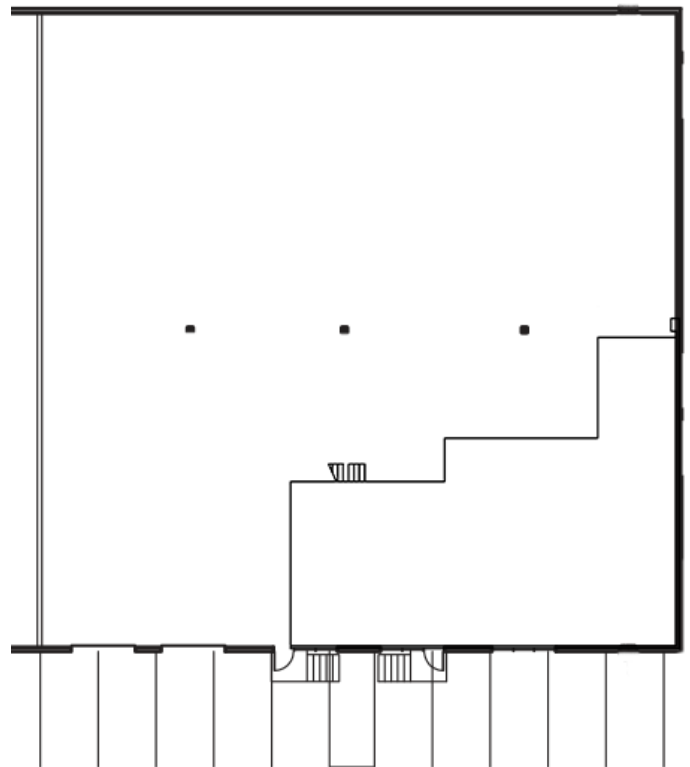
For Lease

3050 Floor Plan

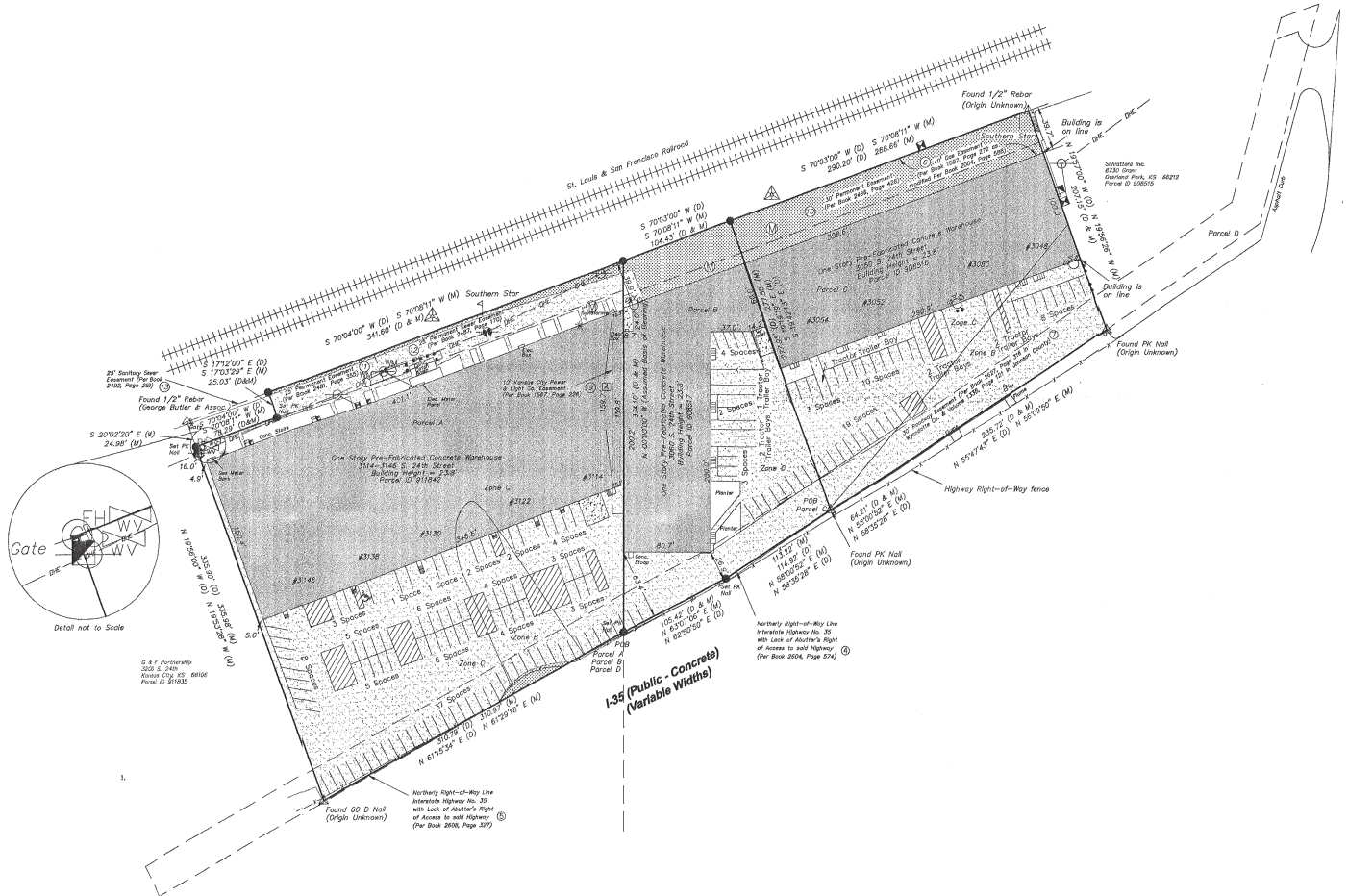


First Floor Plan

Second Floor Plan



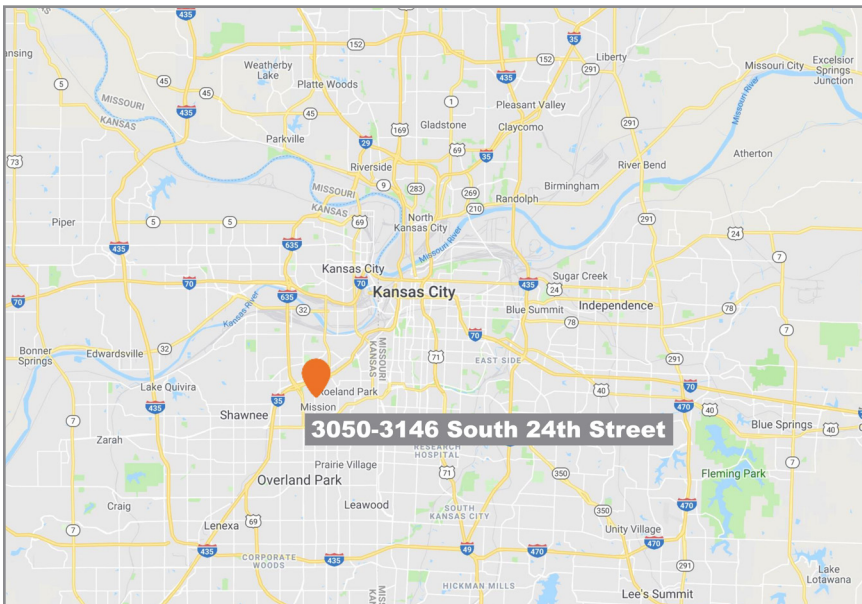
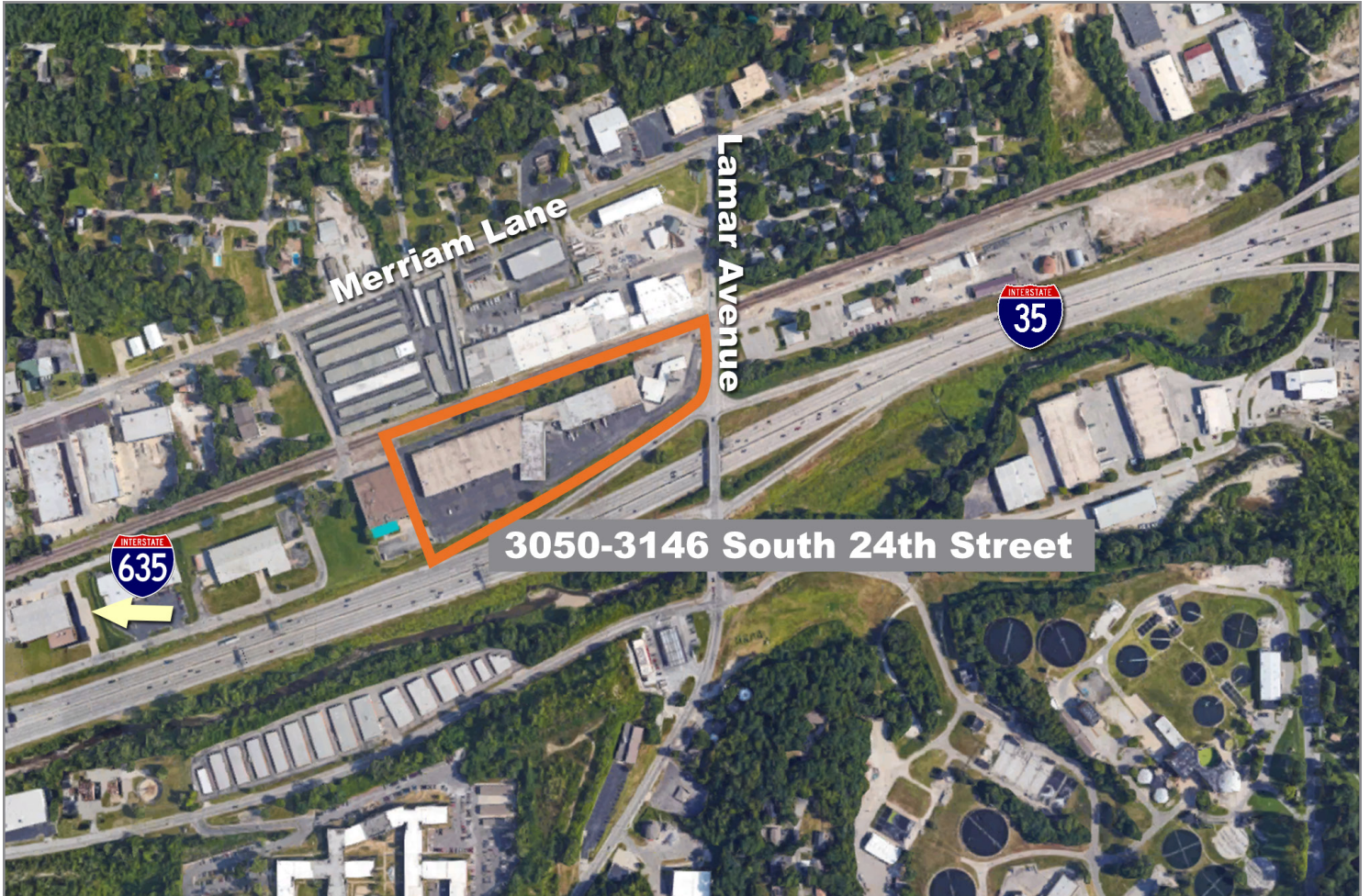
Land Survey



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