

Office/Warehouse at I-35 & Lamar



Excellent Spaces Available with I-35 Visibility

- 18,752 SF warehouse/distribution space available for lease
- Immediate highway access to I-35
- 112,000 cars per day
- Interstate visibility

For more information:

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

Total Available SF:	18,752 SF
Office Area:	3,500 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
Electrical:	400 AMP, 120/208/277/480v, 3-ph
Column Spacing:	37' N-S x 33' E-W
Floor Type:	6" - slab on grade
Loading:	3 dock-high doors (2-8' x 10', 1 - 12' x 8')
Truck Court Depth:	140' (est.)
Parking:	173 spaces (building total unassigned)
Net Charges: (2022 Est.)	CAM: \$0.70 PSF INS: \$0.11 PSF TAX: \$1.45 PSF Total: \$2.26 PSF

Building Specifications (cont.)

Lease Type:	Net, Net
Offering Rate:	\$4.25 PSF Net

For more information:

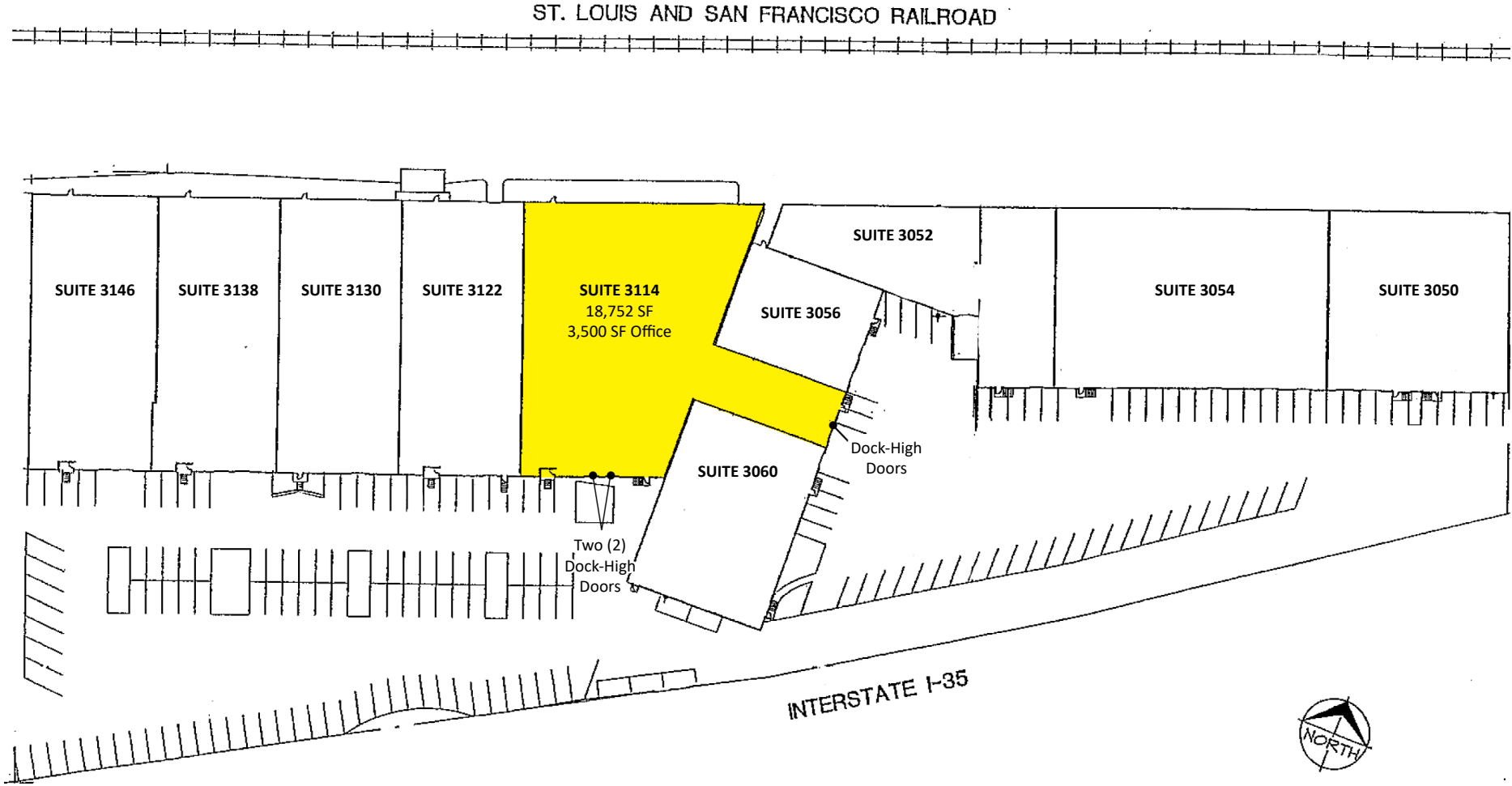
Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

Lamar Distribution Center

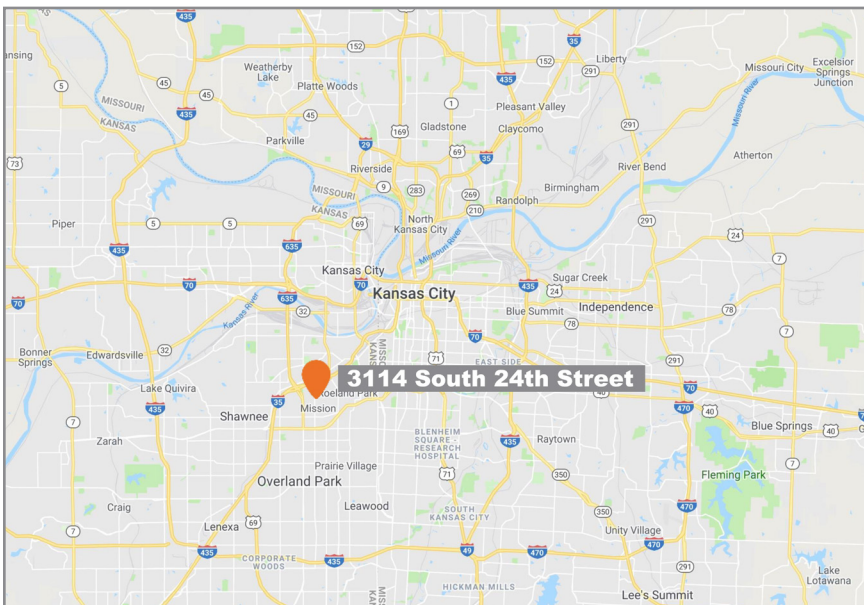
3114 South 24th Street, Kansas City, Kansas

For Lease



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





For more information:

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com