

# Lamar Distribution Center

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

# For Lease

## 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: (2024 Est.)	CAM:	\$0.79 PSF
	INS:	\$0.16 PSF
	<u>TAX:</u>	<u>\$1.67 PSF</u>
	Total:	\$2.62 PSF

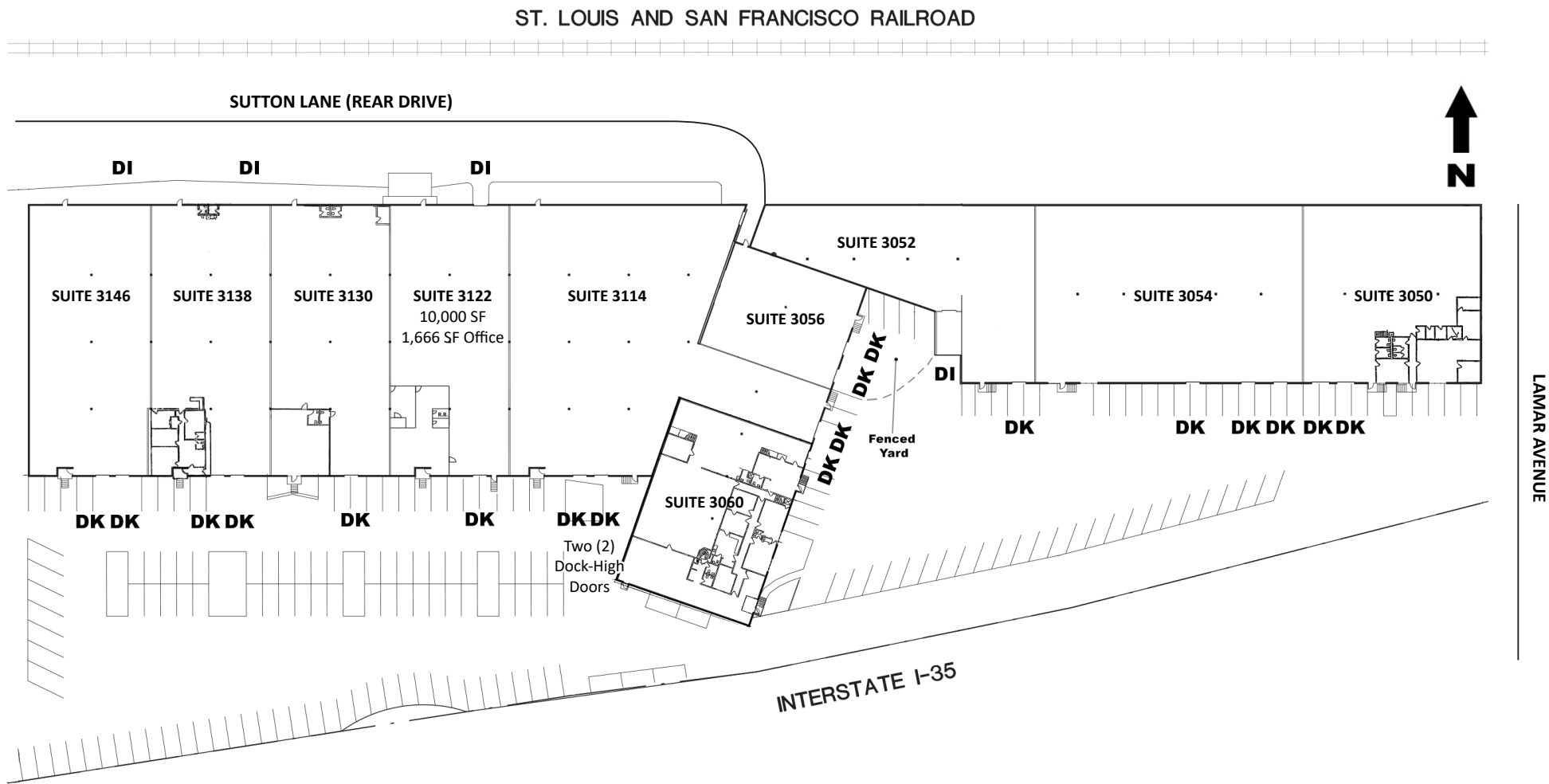
Lease Type: NNN

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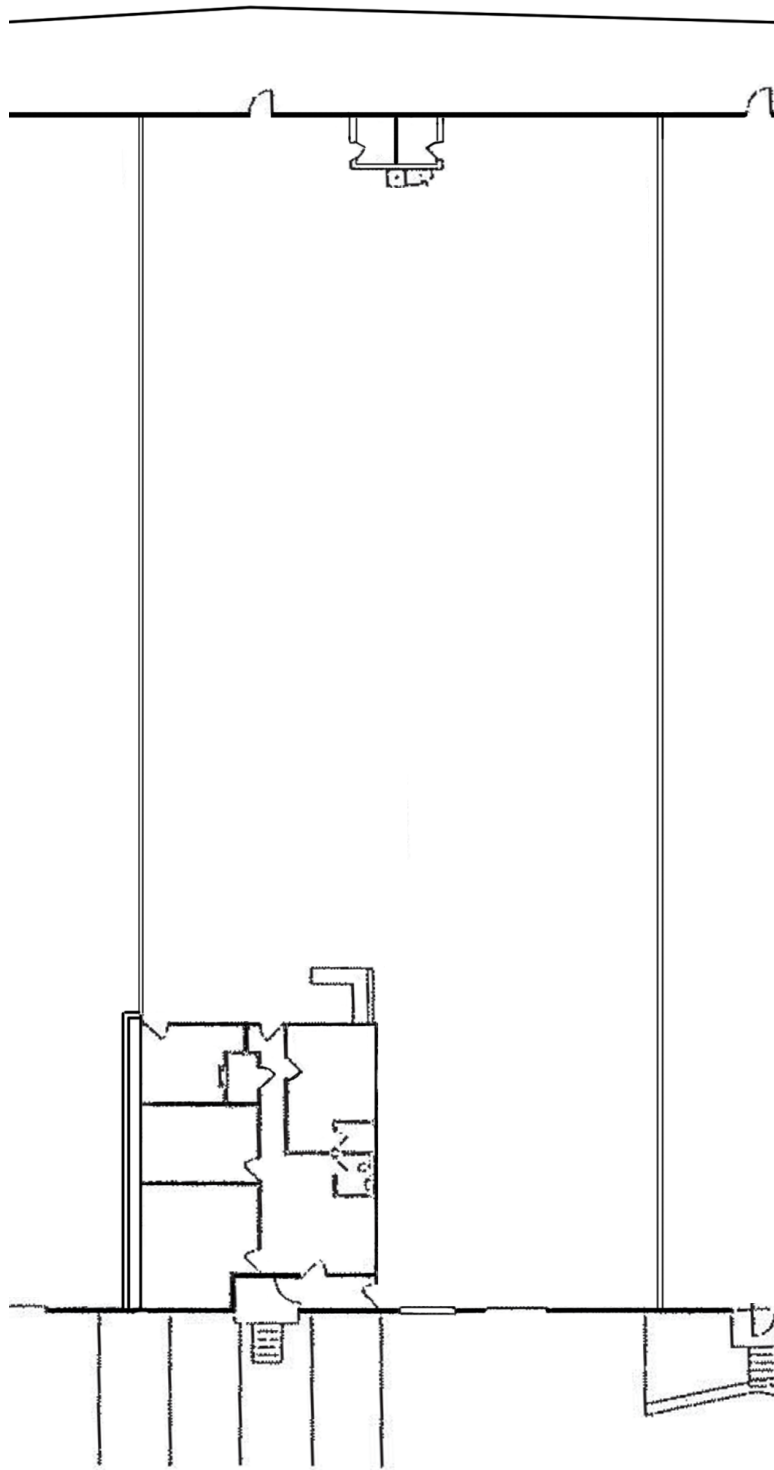
Site Plan



## 3146 Floor Plan

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### 3138 Floor Plan



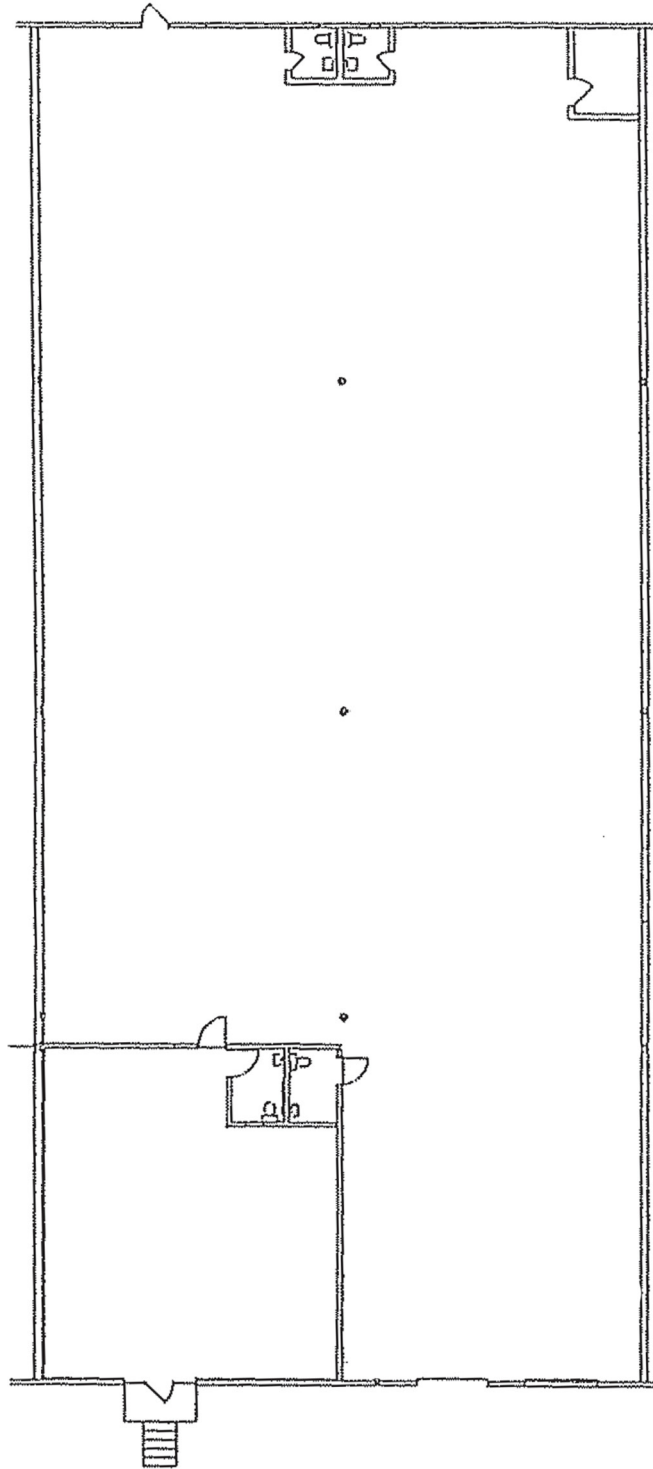


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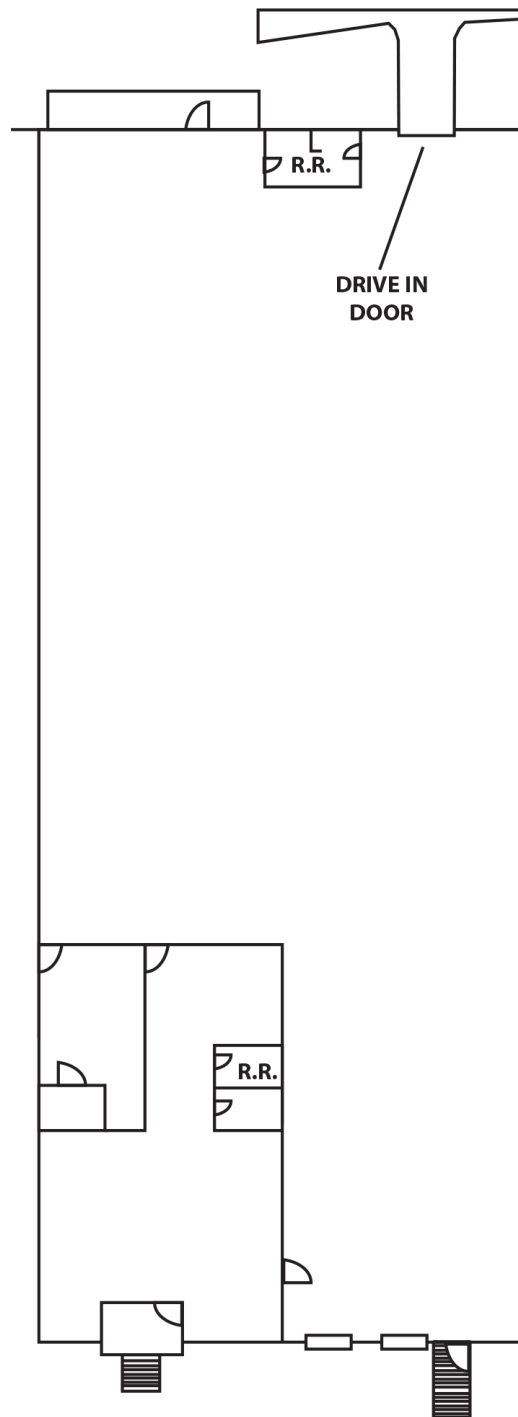
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# For Lease

3130 Floor Plan

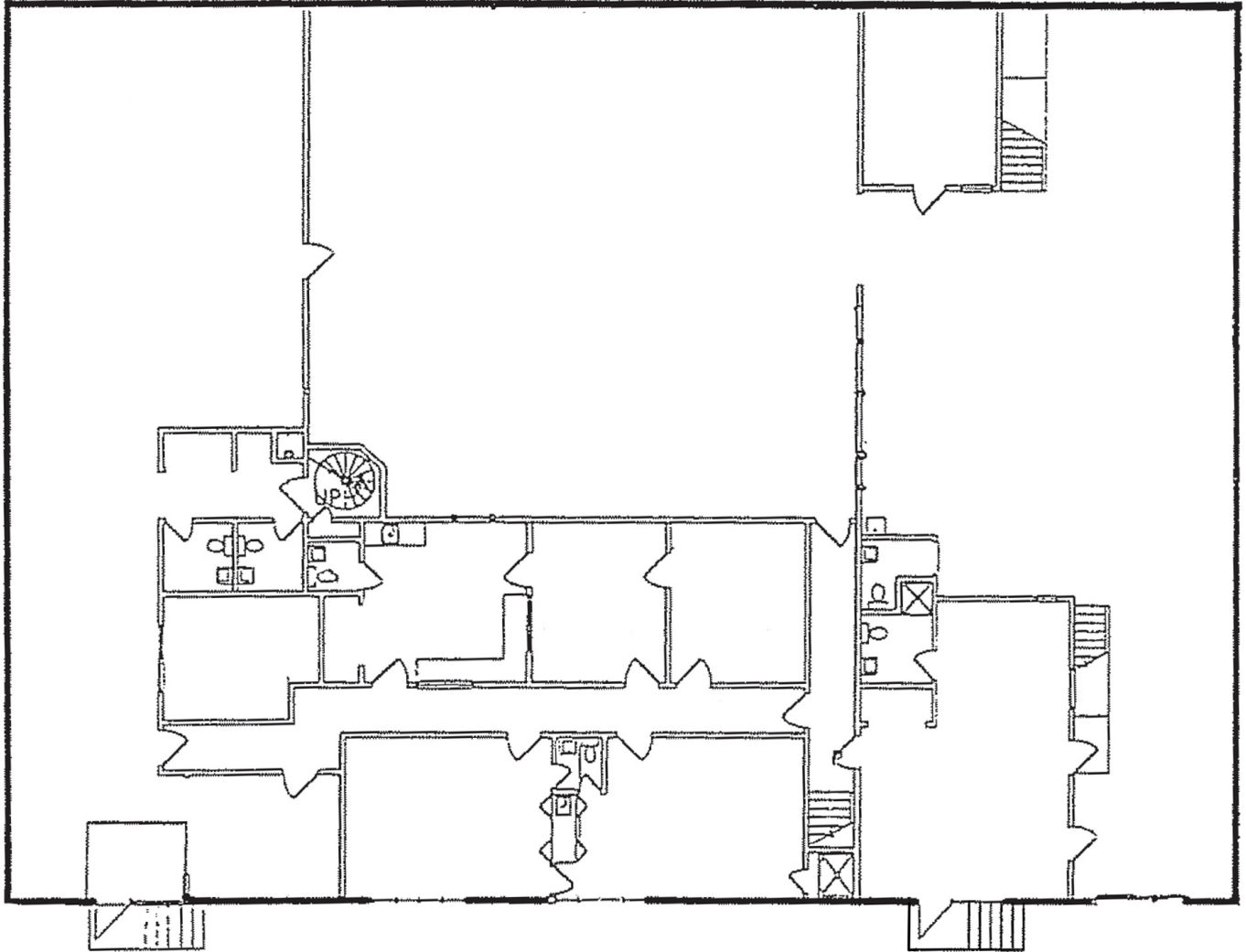


## 3122 Floor Plan





### 3060 Floor Plan



## 3056 Floor Plan

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## 3052 Floor Plan

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## 3054 Floor Plan

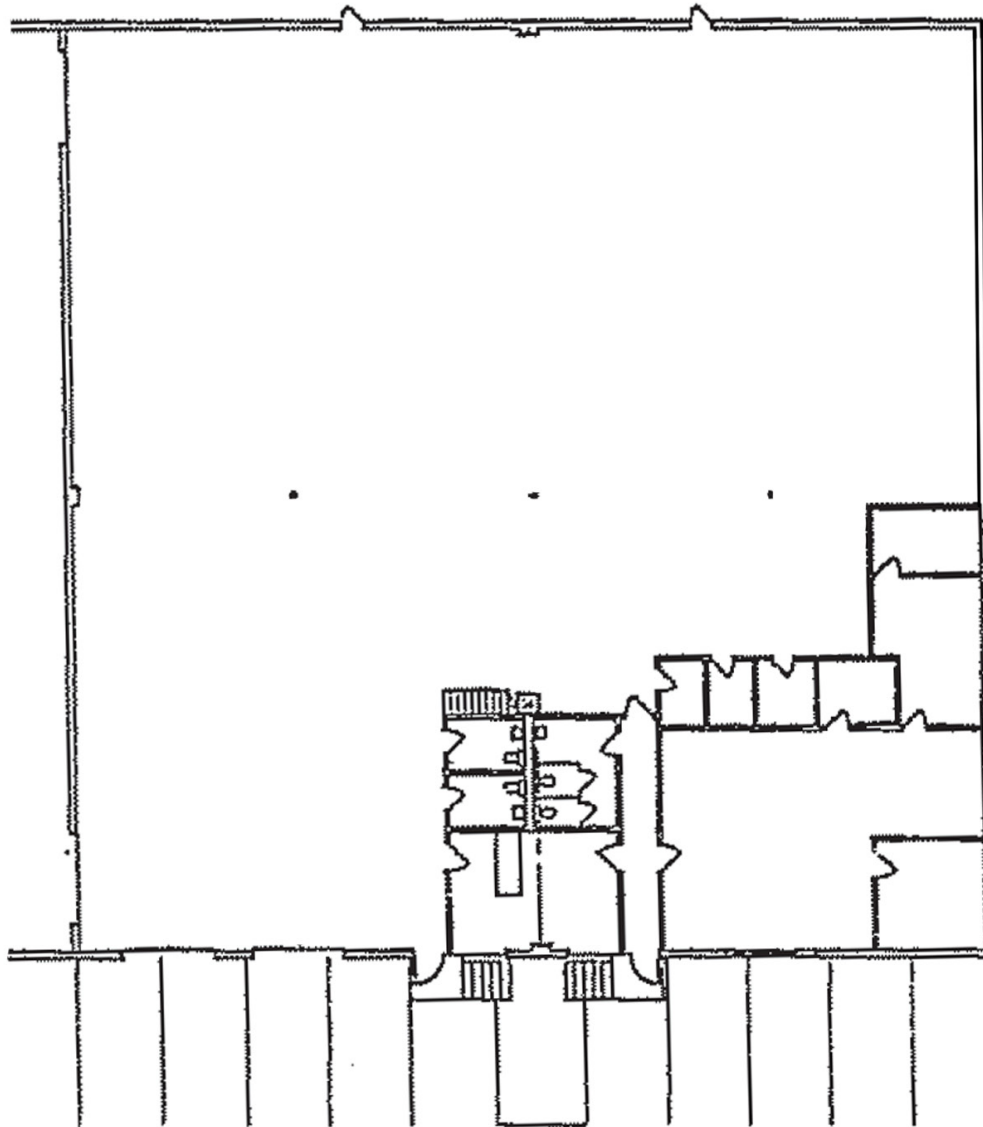
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## 3050 Floor Plan

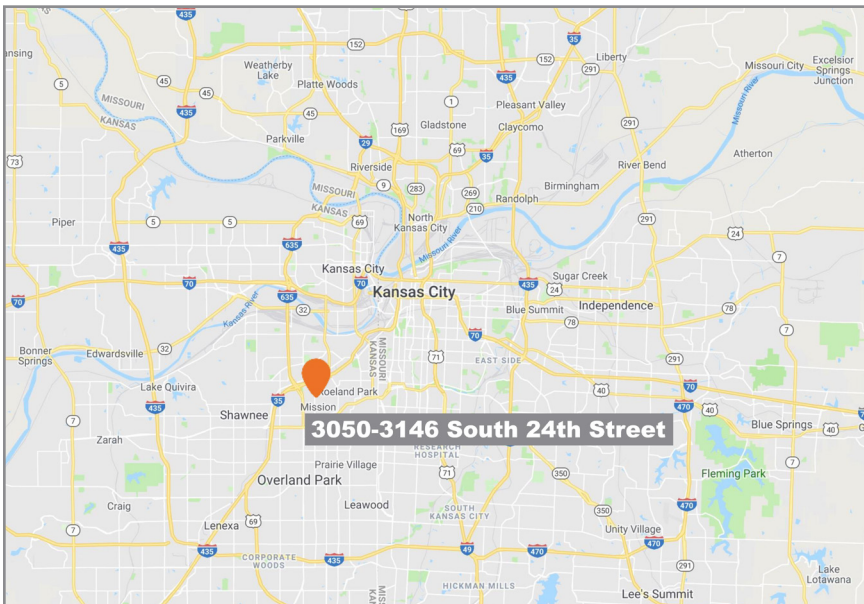
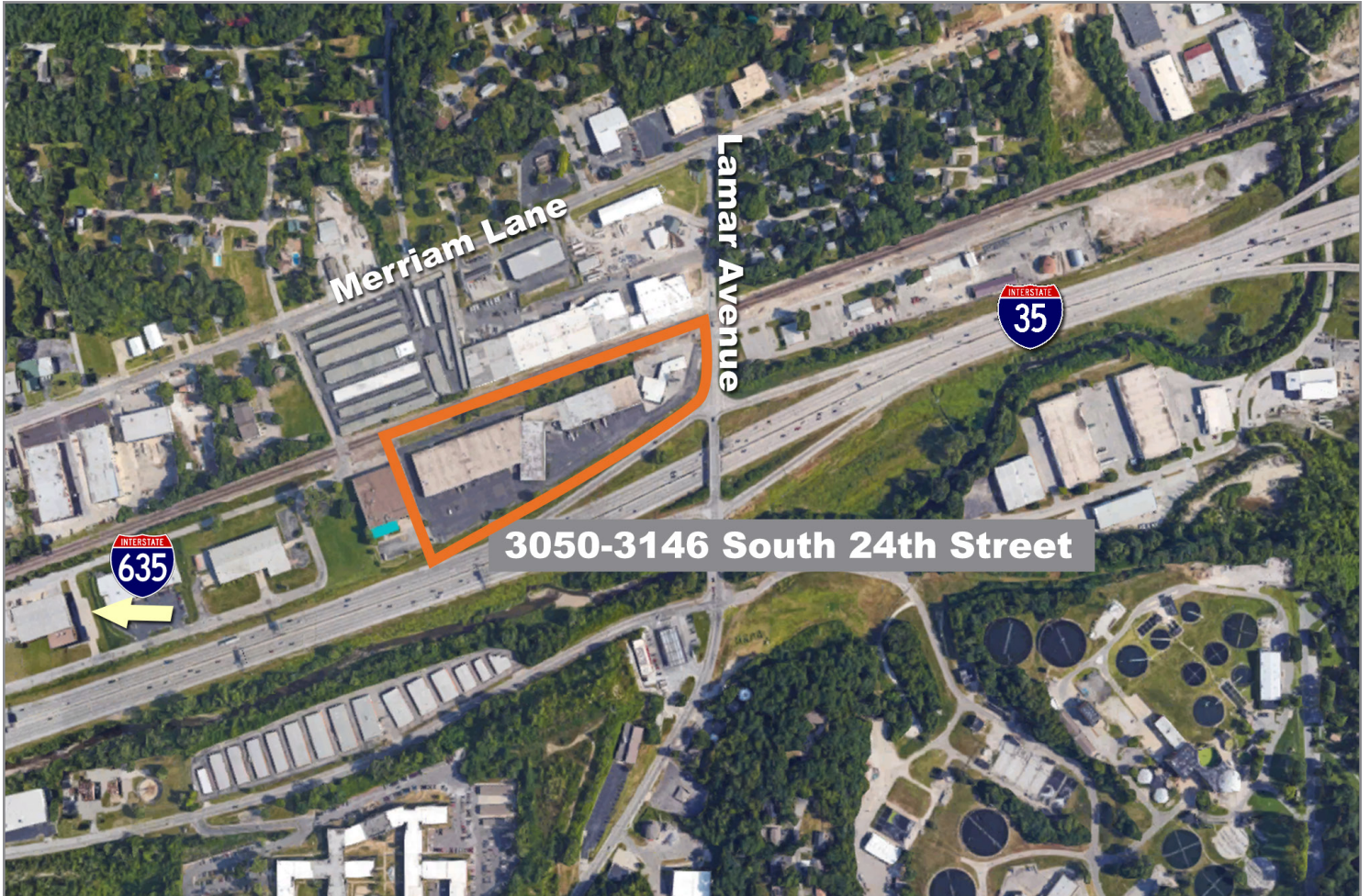




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