

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

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Building Specifications

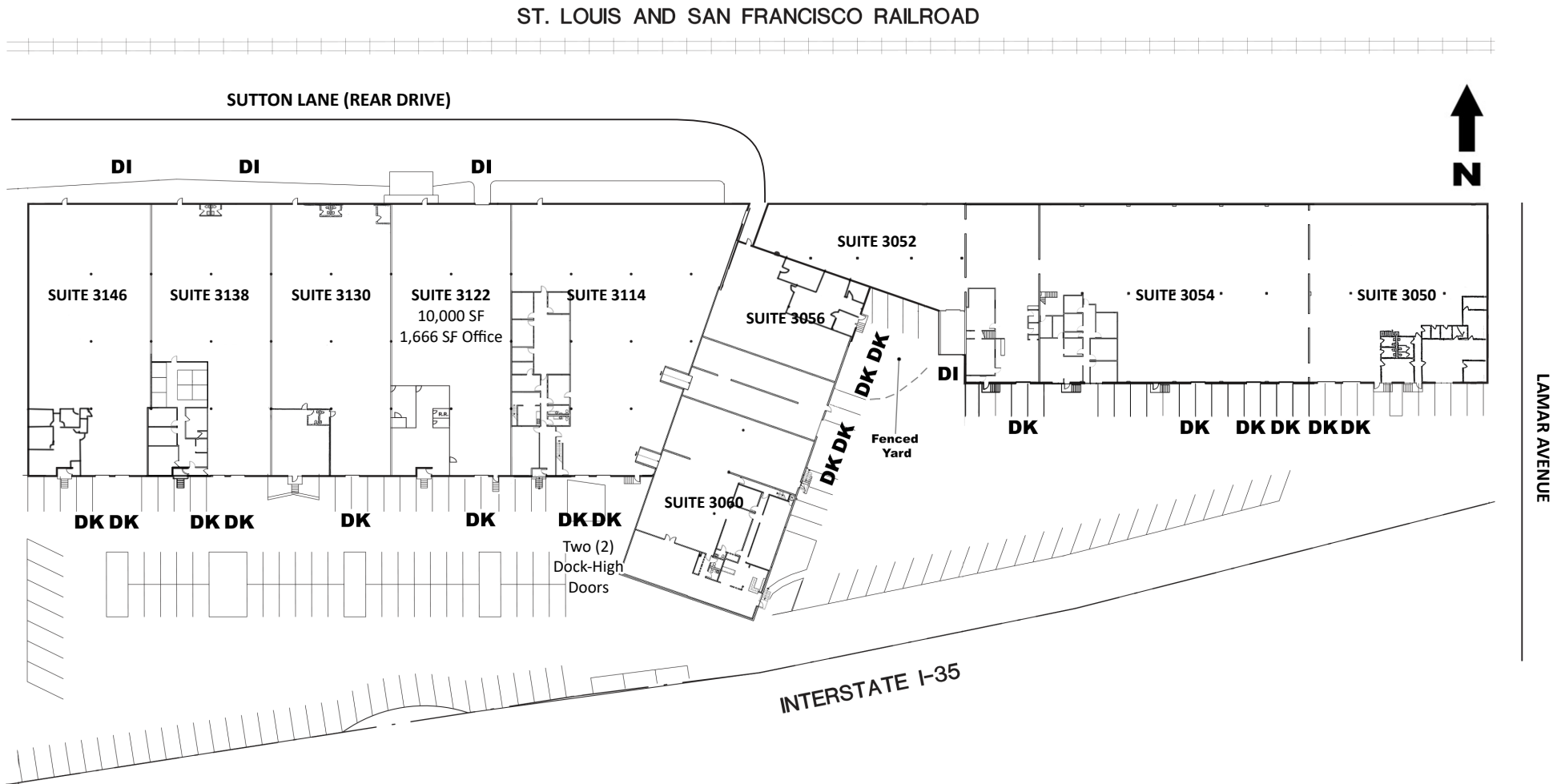
Total Building SF:	106,285 SF
Office Area:	Office area varies by suite. Suite #3114 has 3,500± SF in the 18,752 SF space with 3 dock-hi doors. Two of the doors are 8' x 10' and one is 12' x 8'. Unit #3122 has 1,666± of office in the 10,000 SF space with 2 docks, along with 1 drive-in door on the north 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
	TAX:	\$1.67 PSF
	Total:	\$2.62 PSF

Lease Type: NNN

Site Plan – First Floor



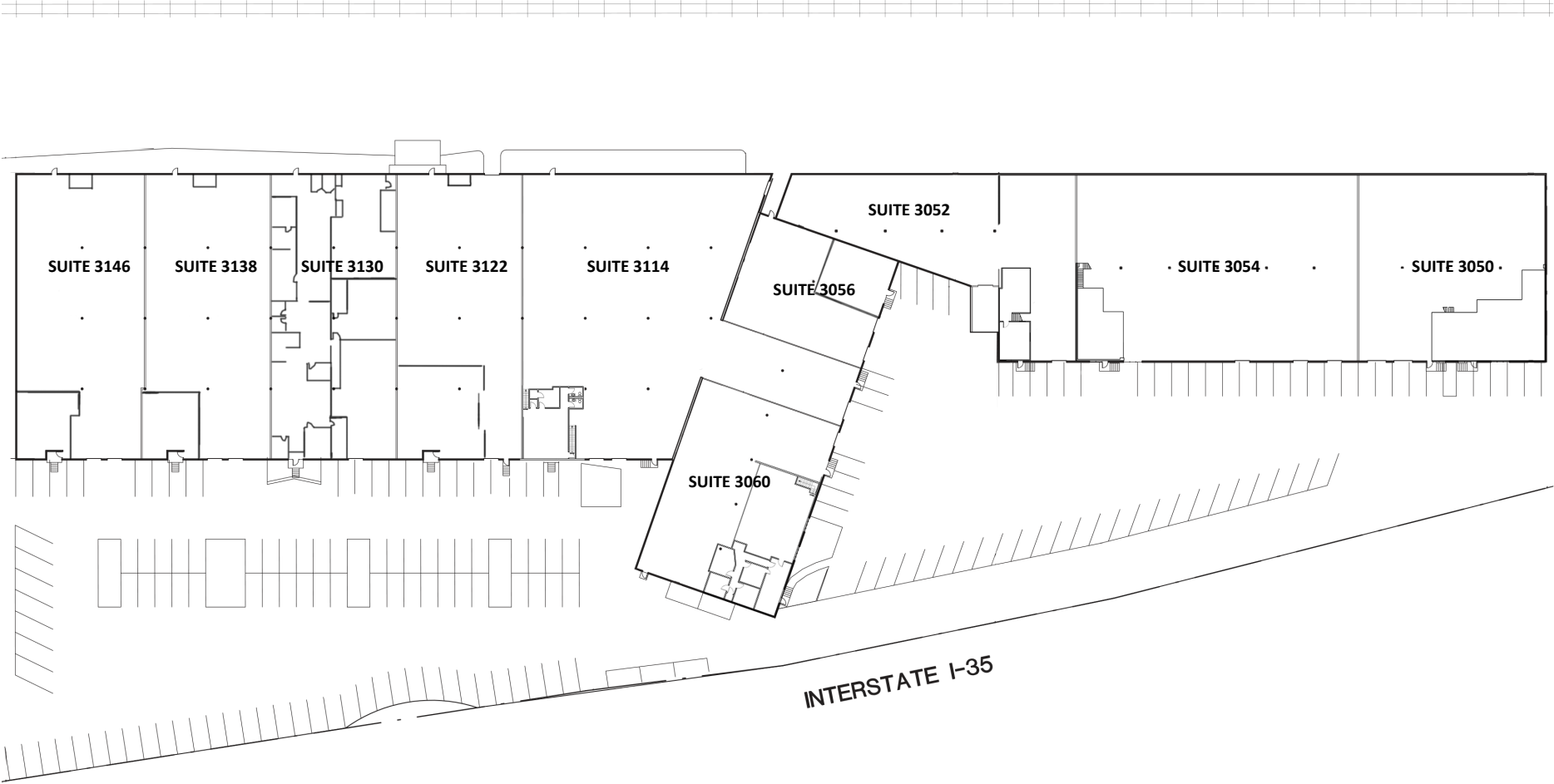
Lamar Distribution Center

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

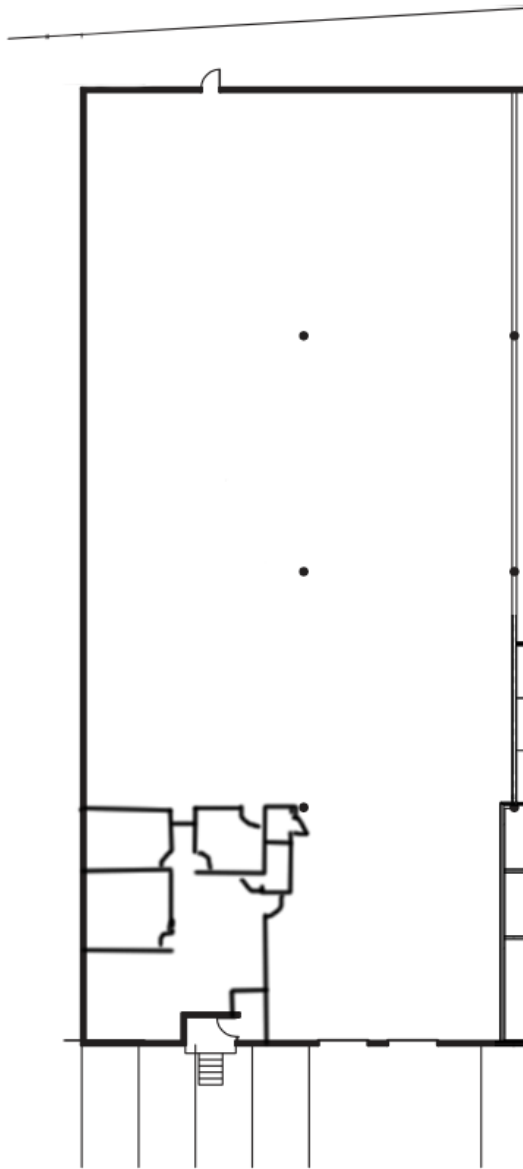
For Lease

Second Floor Plan

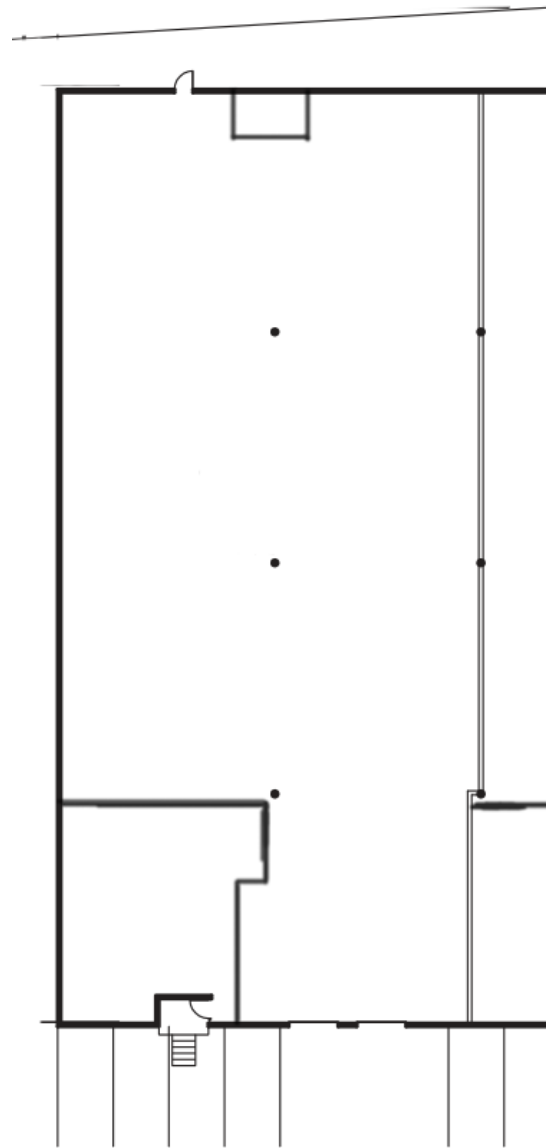
ST. LOUIS AND SAN FRANCISCO RAILROAD



3146 Floor Plan

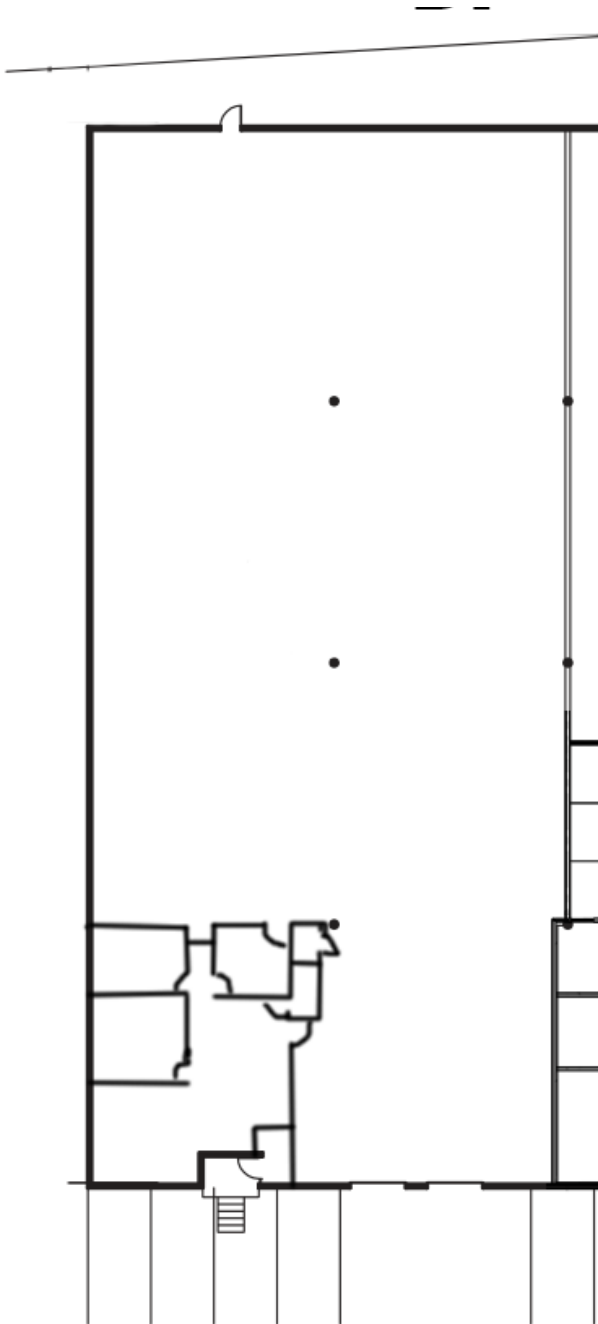


First Floor Plan

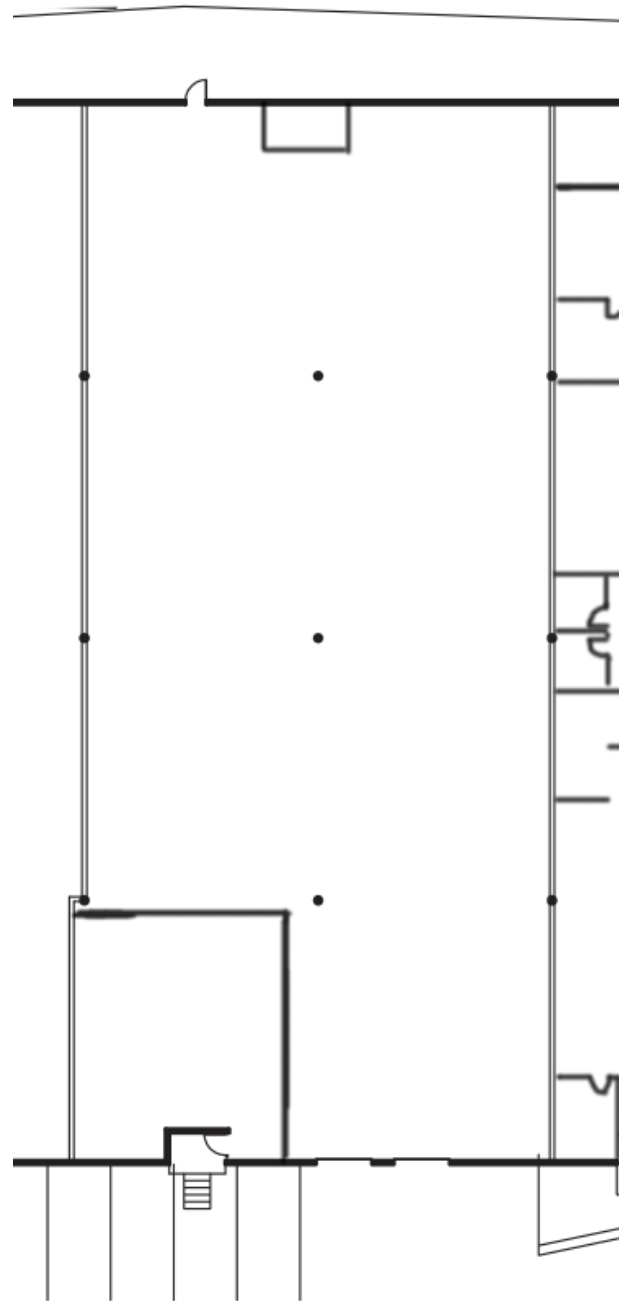


Second Floor Plan

3138 Floor Plan

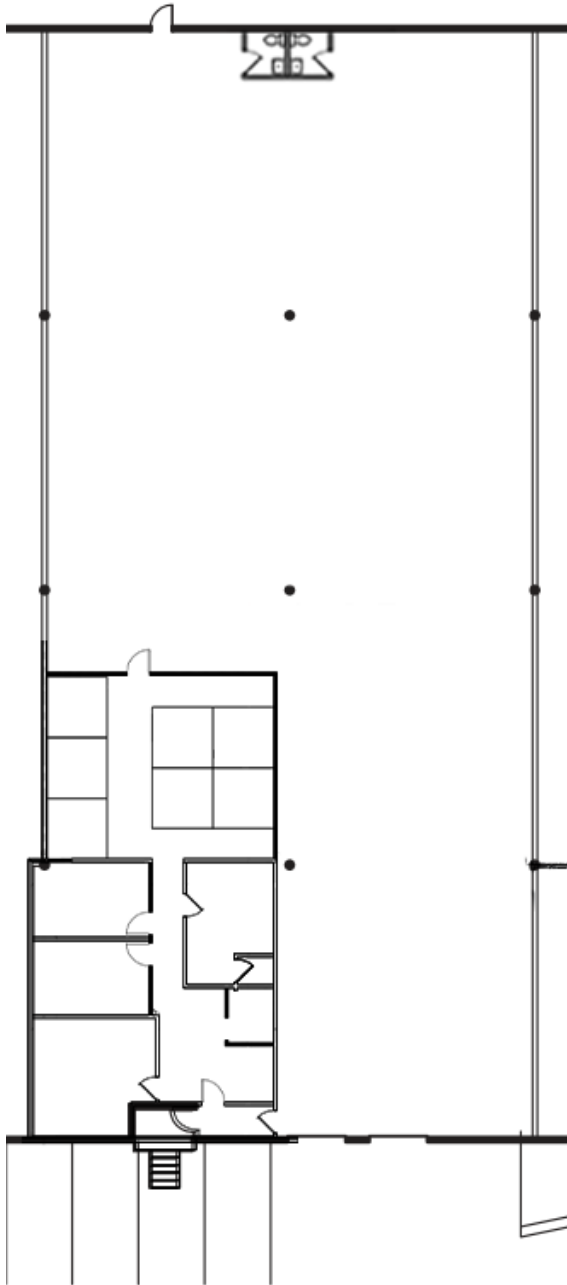


First Floor Plan

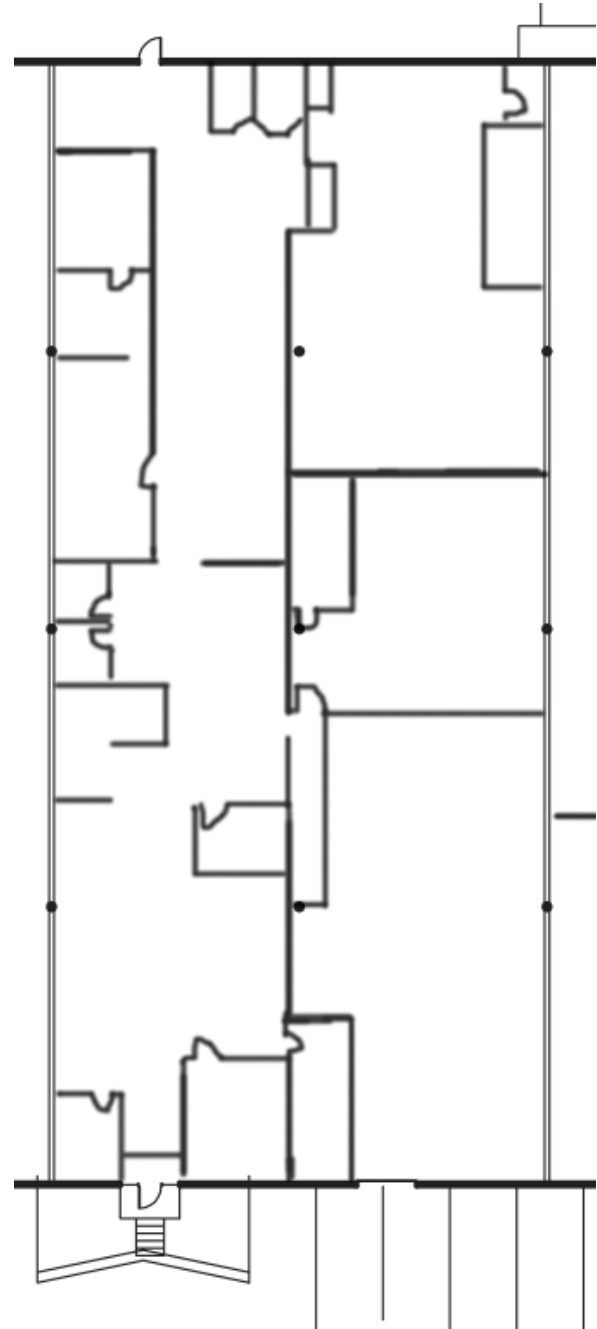


Second Floor Plan

3130 Floor Plan

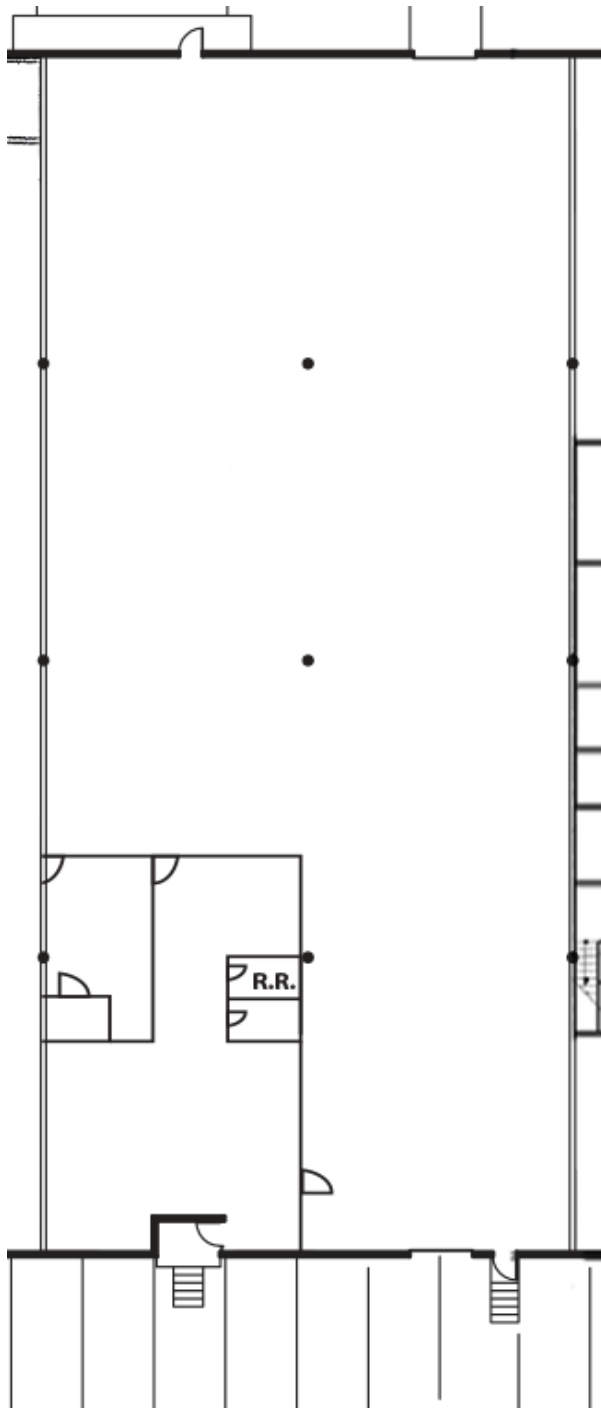


First Floor Plan

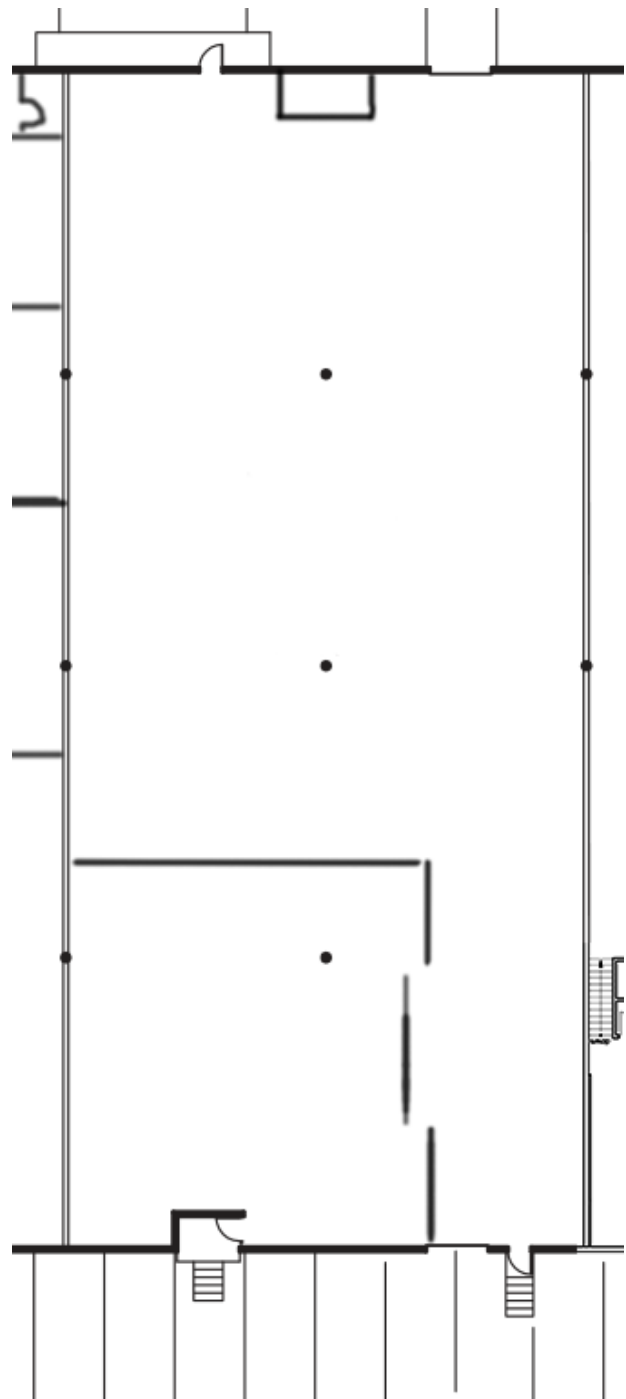


Second Floor Plans

3122 Floor Plan

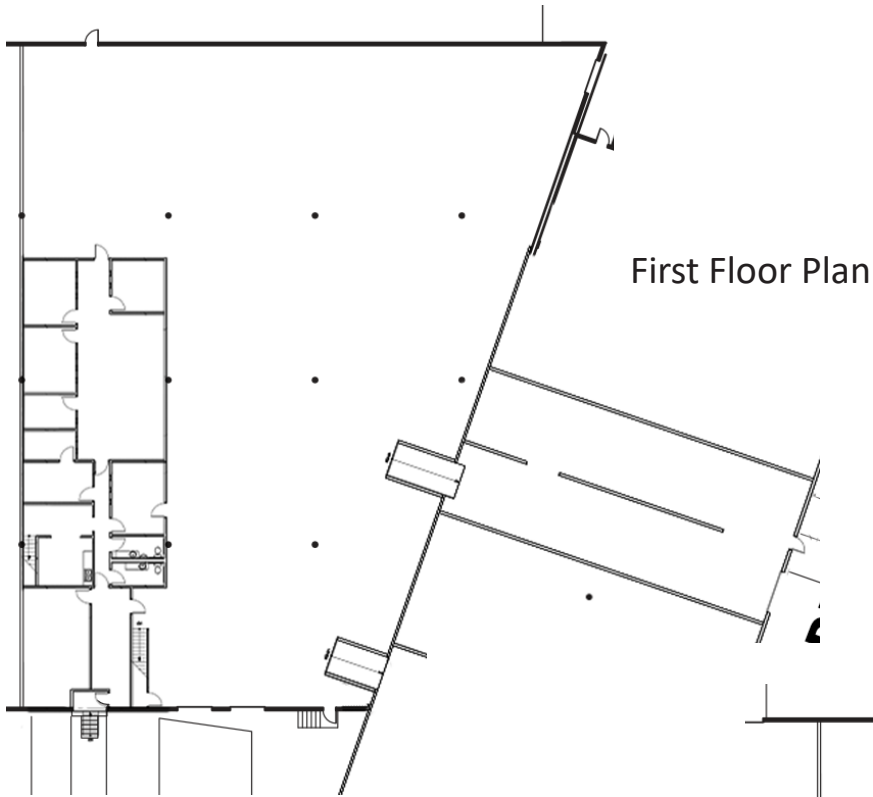


First Floor Plan

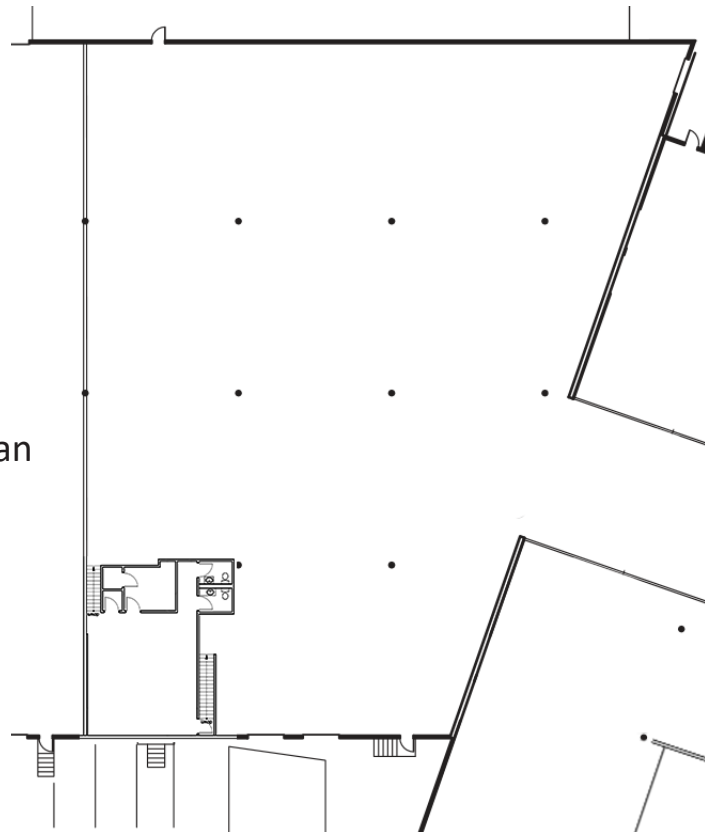


Second Floor Plan

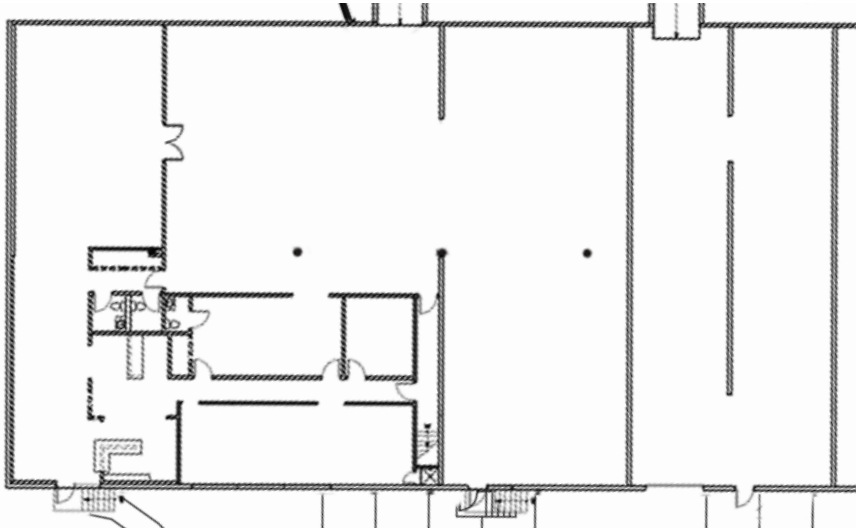
3114 Floor Plan



Second Floor Plan

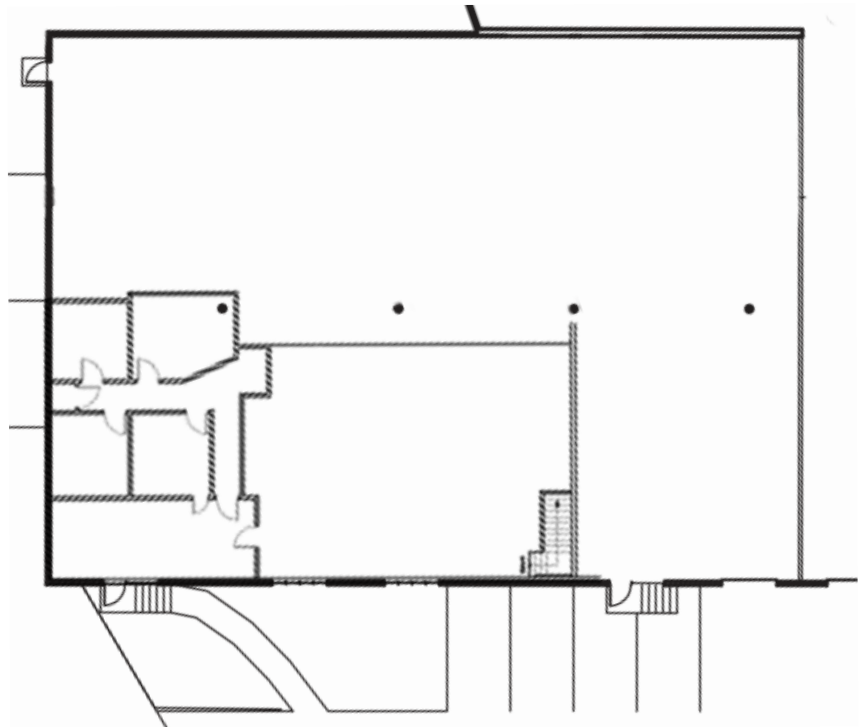


3060 Floor Plan

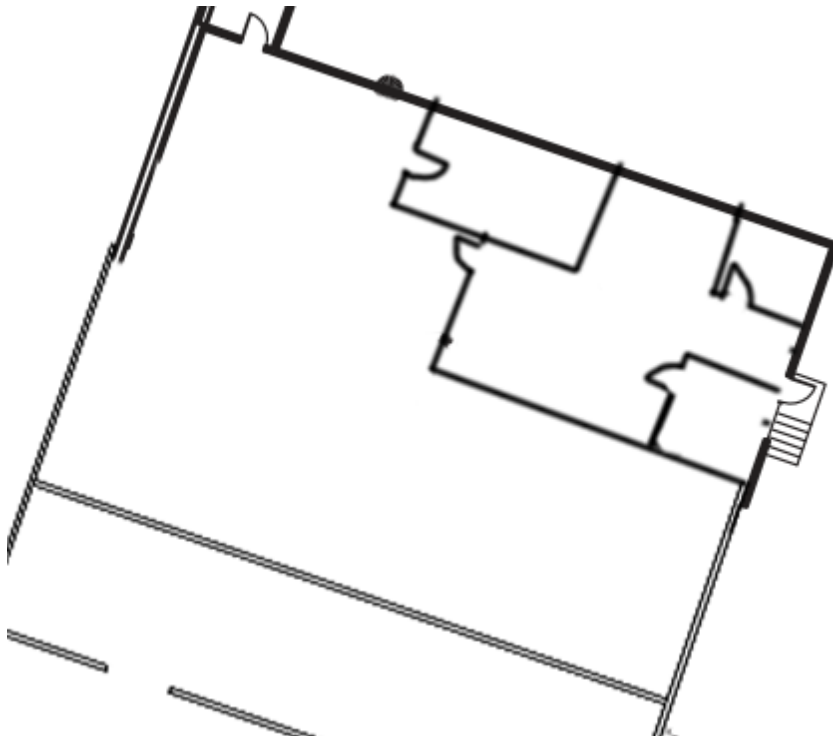


First Floor Plan

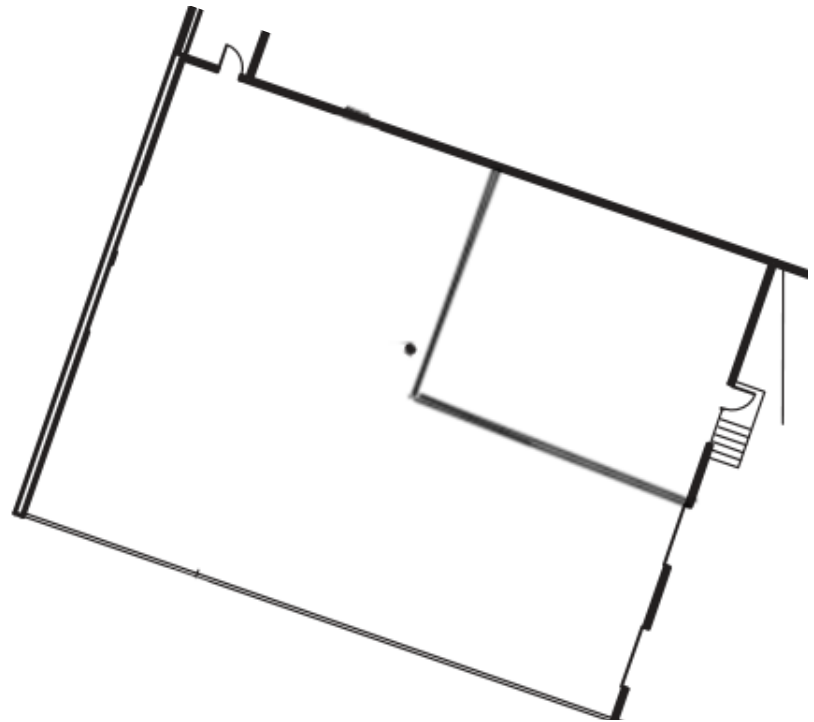
Second Floor Plan



3056 Floor Plan

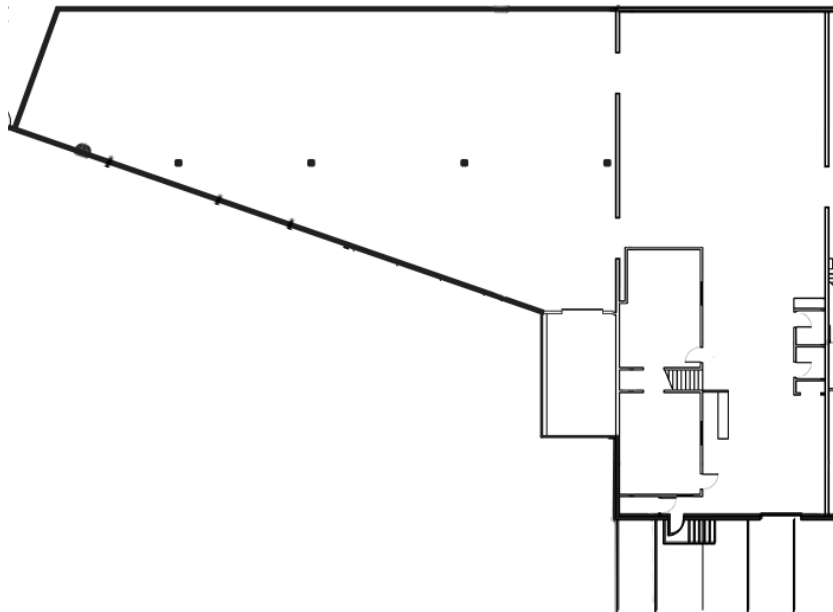


First Floor Plan

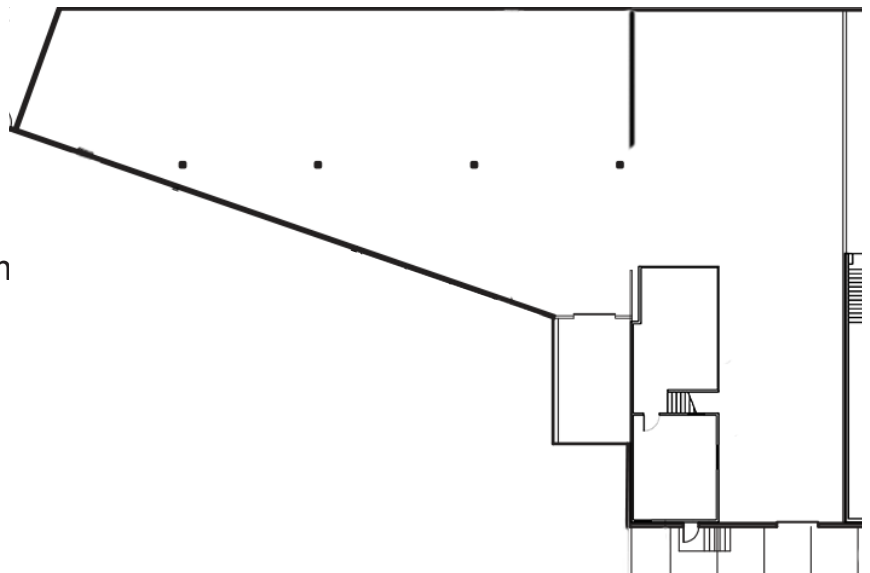


Second Floor Plan

3052 Floor Plan

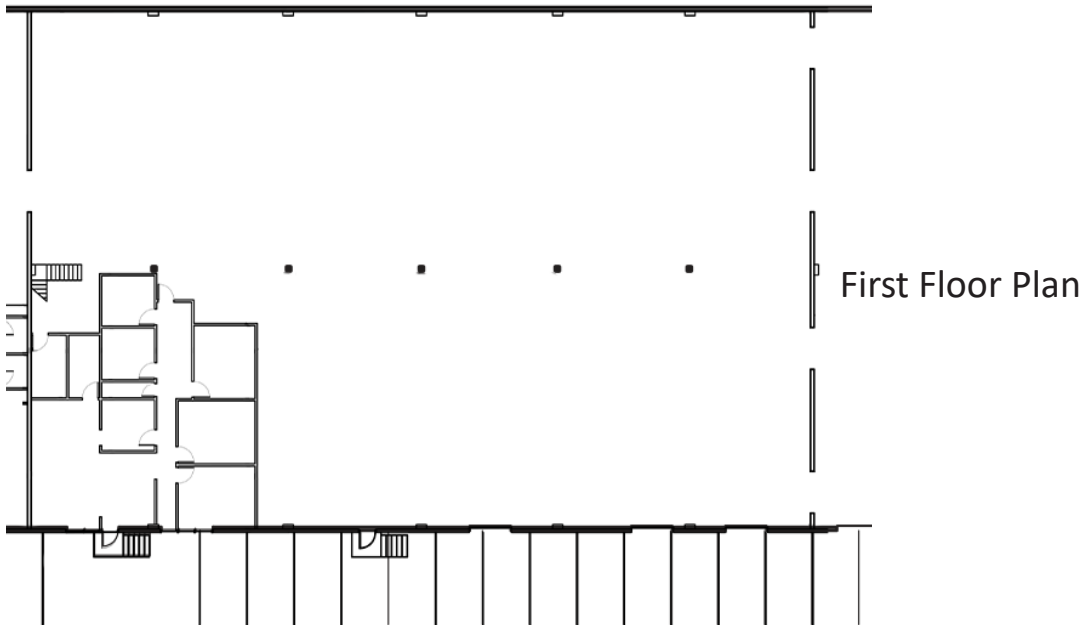


First Floor Plan

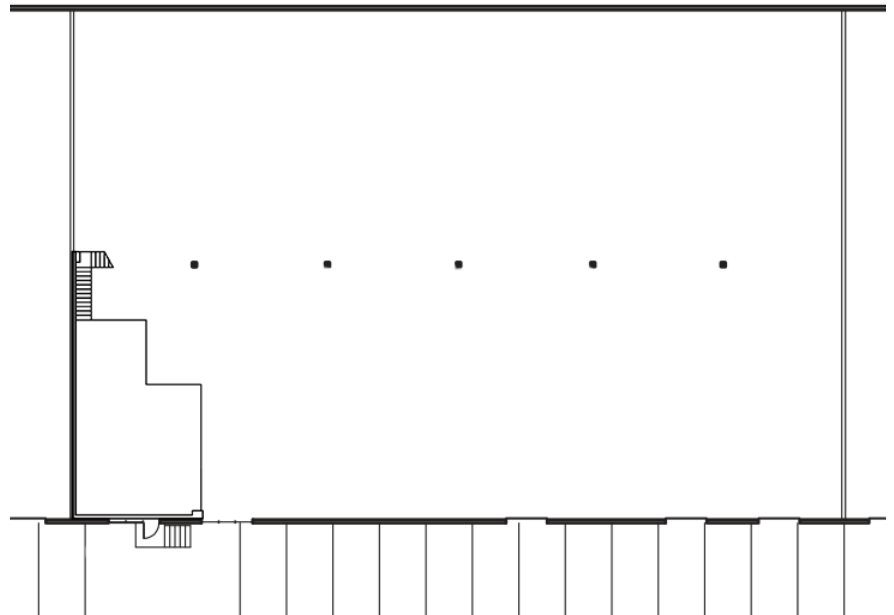


Second Floor Plan

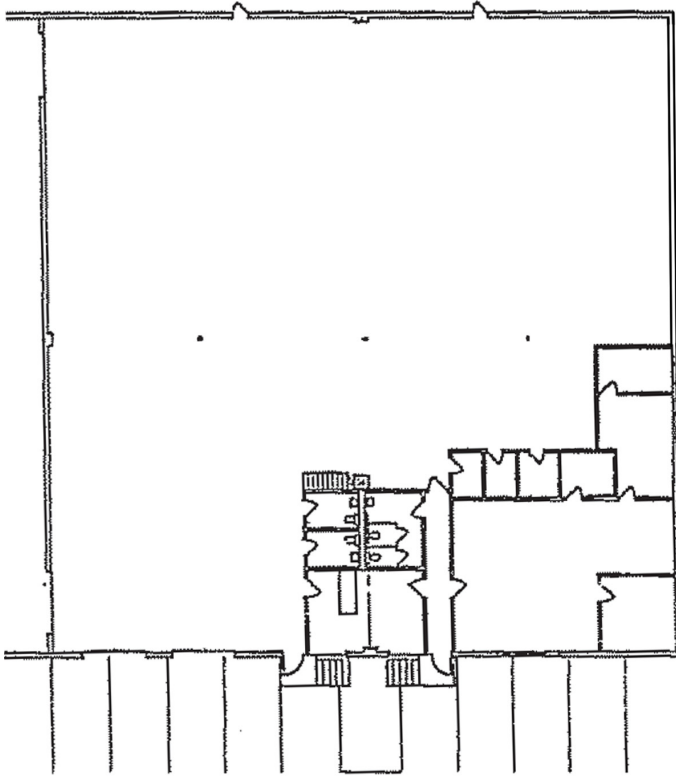
3054 Floor Plan



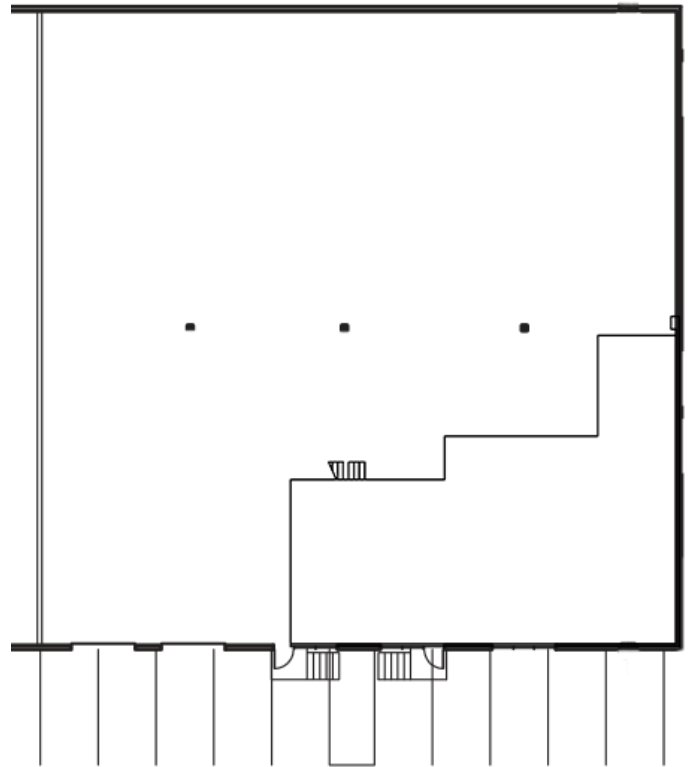
Second Floor Plan



3050 Floor Plan



First Floor Plan

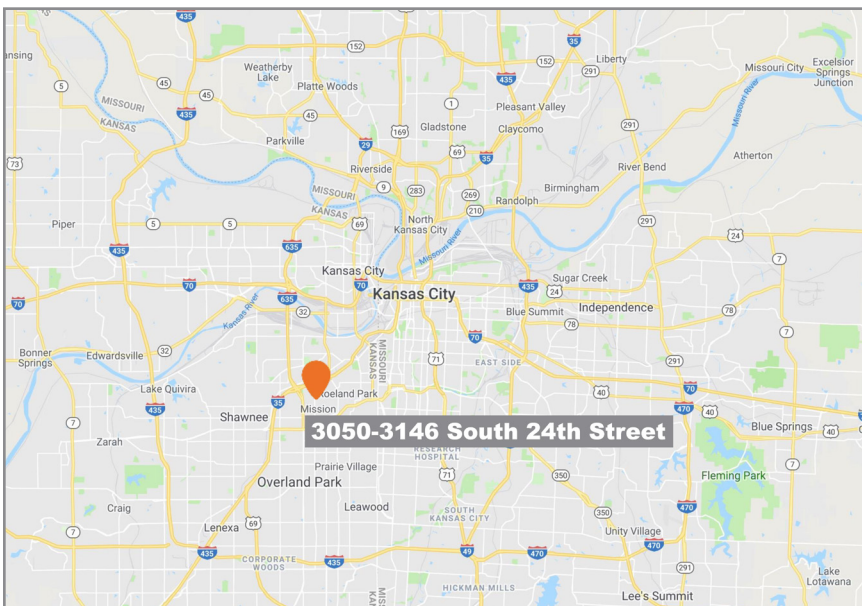
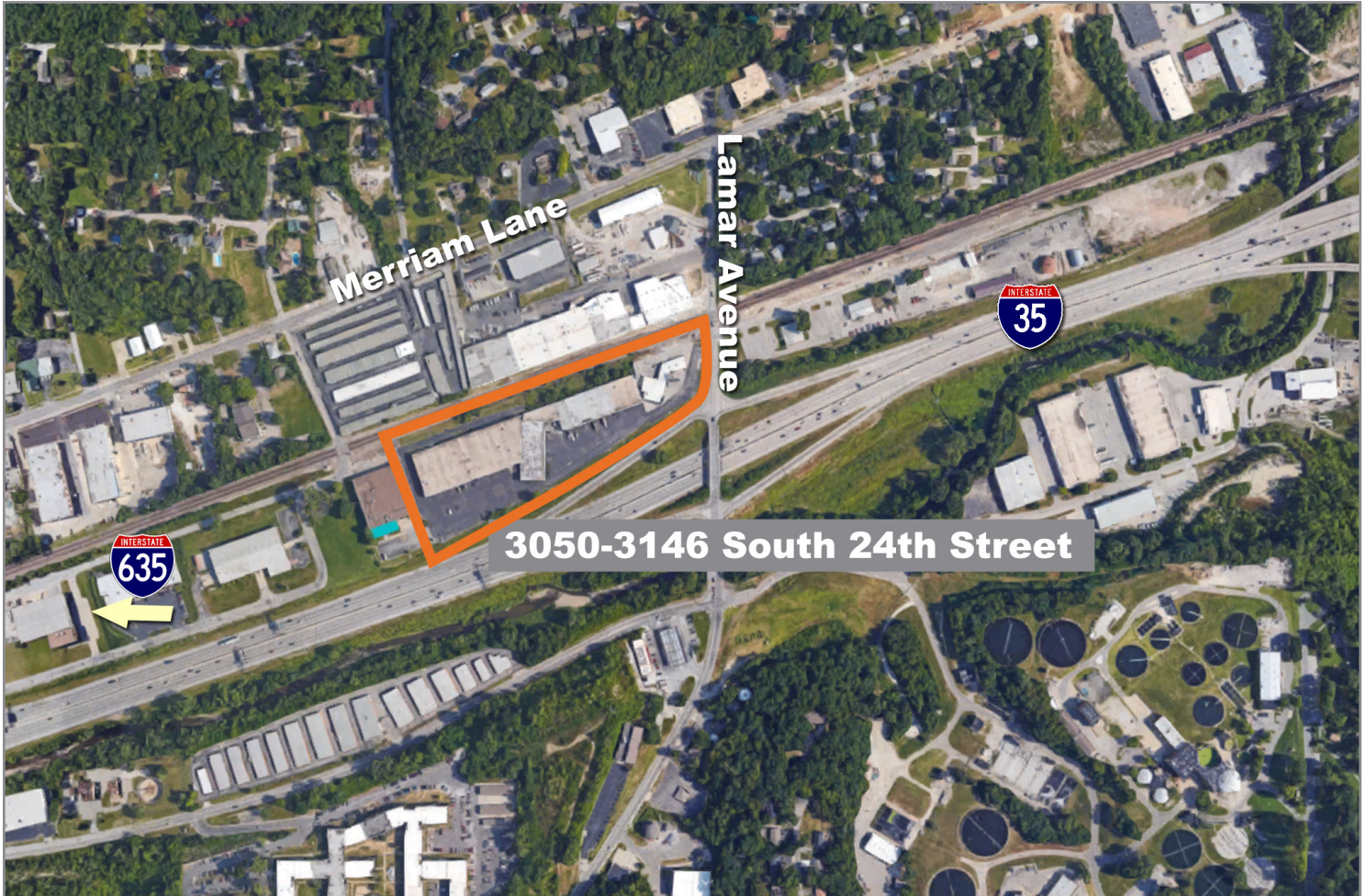


Second Floor Plan

Lamar Distribution Center

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For Lease



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