

**7,272 to 19,391 SF with I-635 Visibility**



Immediate I-635 and I-35 Access

- I-635 visibility - 72,800 cars per day
- Rear Loaded Building with both Dock and Drive-In Loading options
- Fenced Outside Storage Available
- Office/Showroom – Flex/Warehouse Spaces

For more information:

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Building Specifications

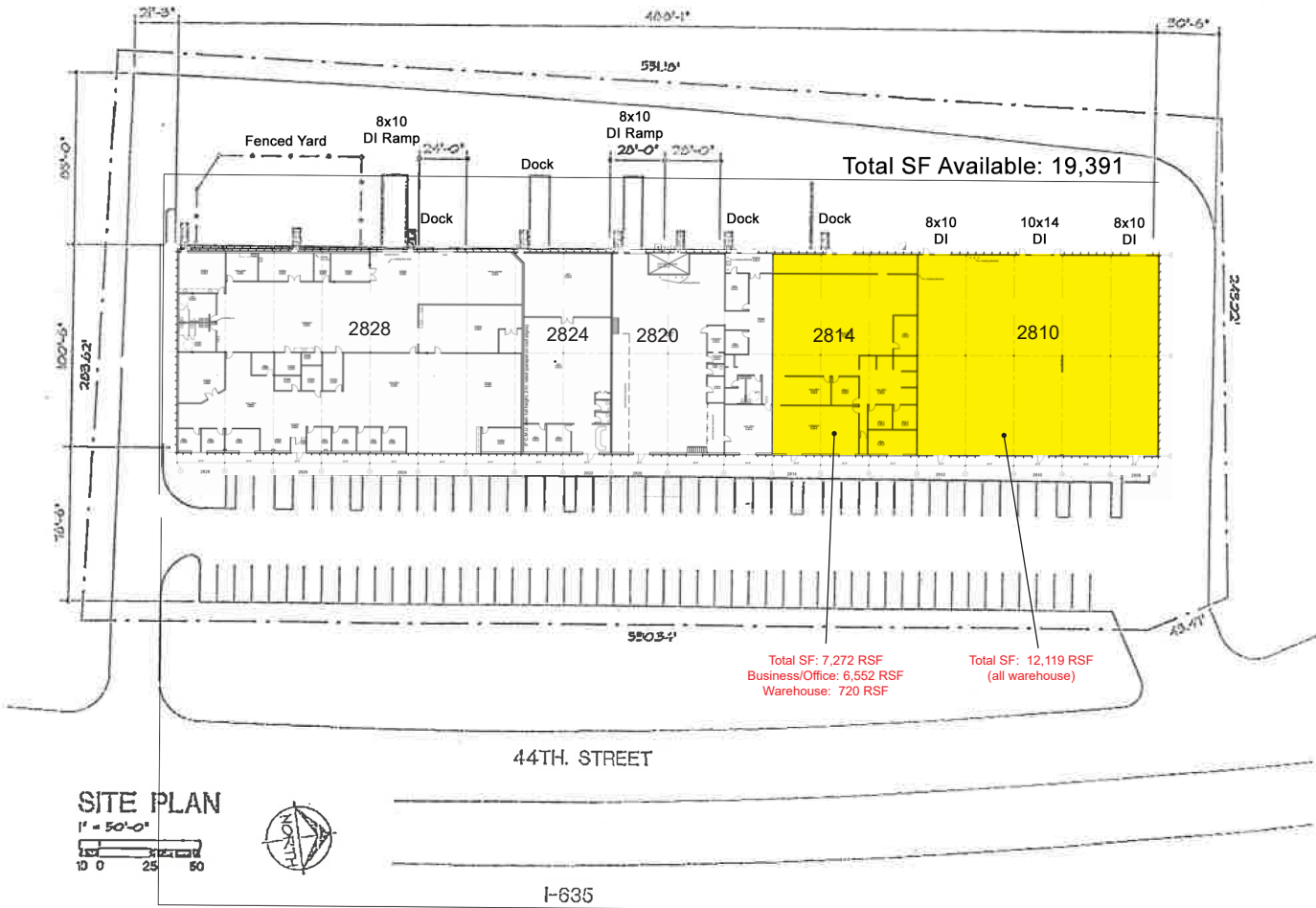
Total SF:	48,707 SF
Year Built:	1979
Construction:	Pre-Cast Masonry
Roof Type:	EPDM
Clear Height:	18'
Lighting:	LED, motion sensors.
Electrical:	Unit #2810 – 400-AMP; 277/480V; 3-phase
HVAC:	OH Gas-Fired
Column Spacing:	24' x 50'
Loading:	Unit #2810 – 3 drive-In Doors (all at grade level); one (1) 10' x 16' and two (2) 8' x 10' Unit#2814 – One dock-high Door
Truck Court Depth:	85'±
Zoning:	MP-1
Net Charges: (2024 est.)	CAM: \$1.48 PSF RE Taxes: \$1.62 PSF <u>Insurance:</u> \$0.16 PSF Total: \$3.26 PSF
Lease Type:	NNN

# 44th Street Business Center

2810-2828 S. 44th Street, Kansas City, Kansas

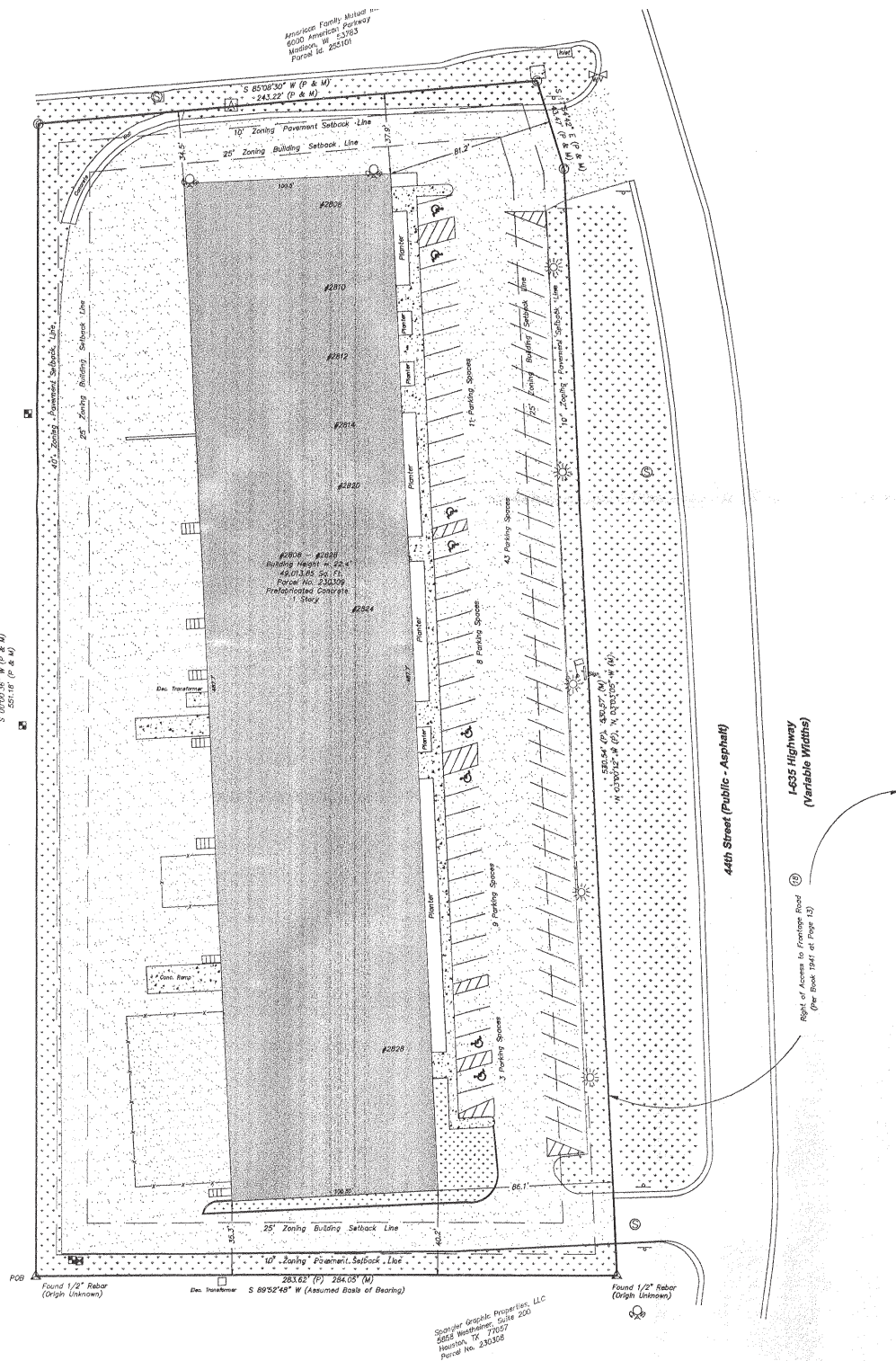
# For Lease

## Site Plan





Land Survey

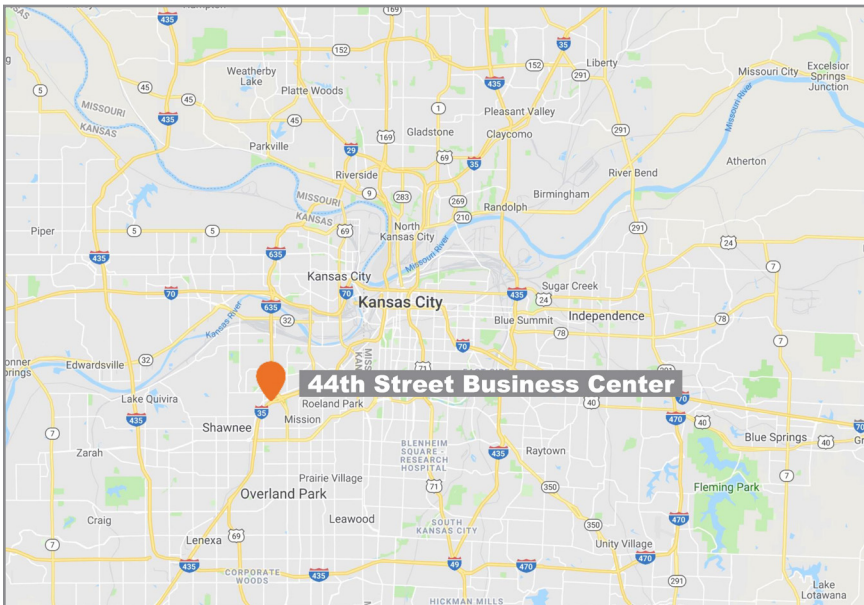
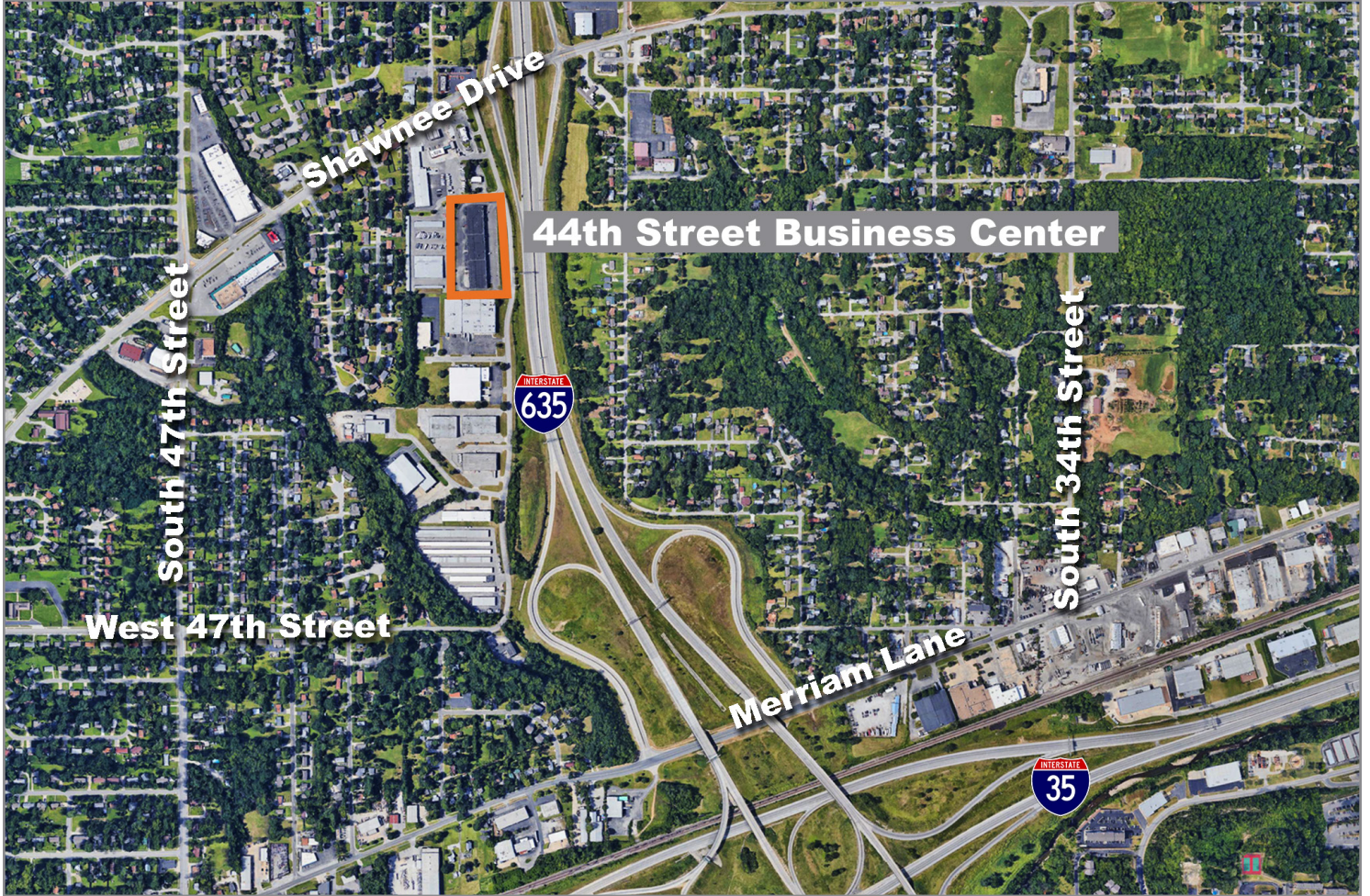




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