

# 44th Street Business Center

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

For Lease

**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

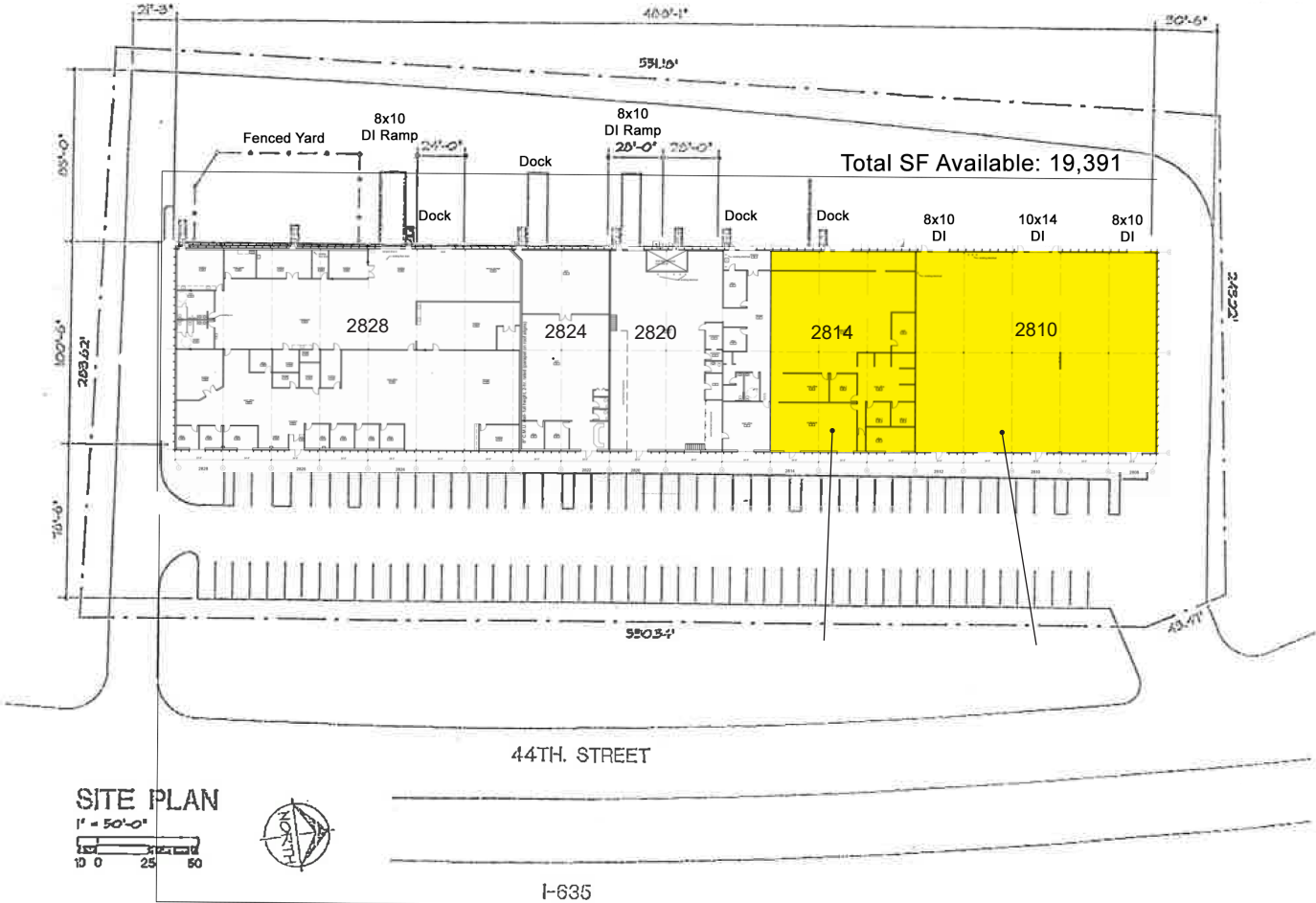
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|-----------------------------|--|
| Total SF:                   | 48,707 SF  |
| Year Built:                 | 1979   |
| Construction:               | Pre-Cast Masonry   |
| Roof Type:                  | EPDM   |
| Clear Height:               | 18'  |
| 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'<br>Unit#2814 – One dock-high Door |
| Truck Court Depth:          | 85'±   |
| Zoning:                     | MP-1   |
| Net Charges:<br>(2024 est.) | CAM: \$1.48 PSF<br>RE Taxes: \$1.62 PSF<br><u>Insurance:</u> \$0.16 PSF<br>Total: \$3.26 PSF                                 |
| Lease Type:                 | NNN  |

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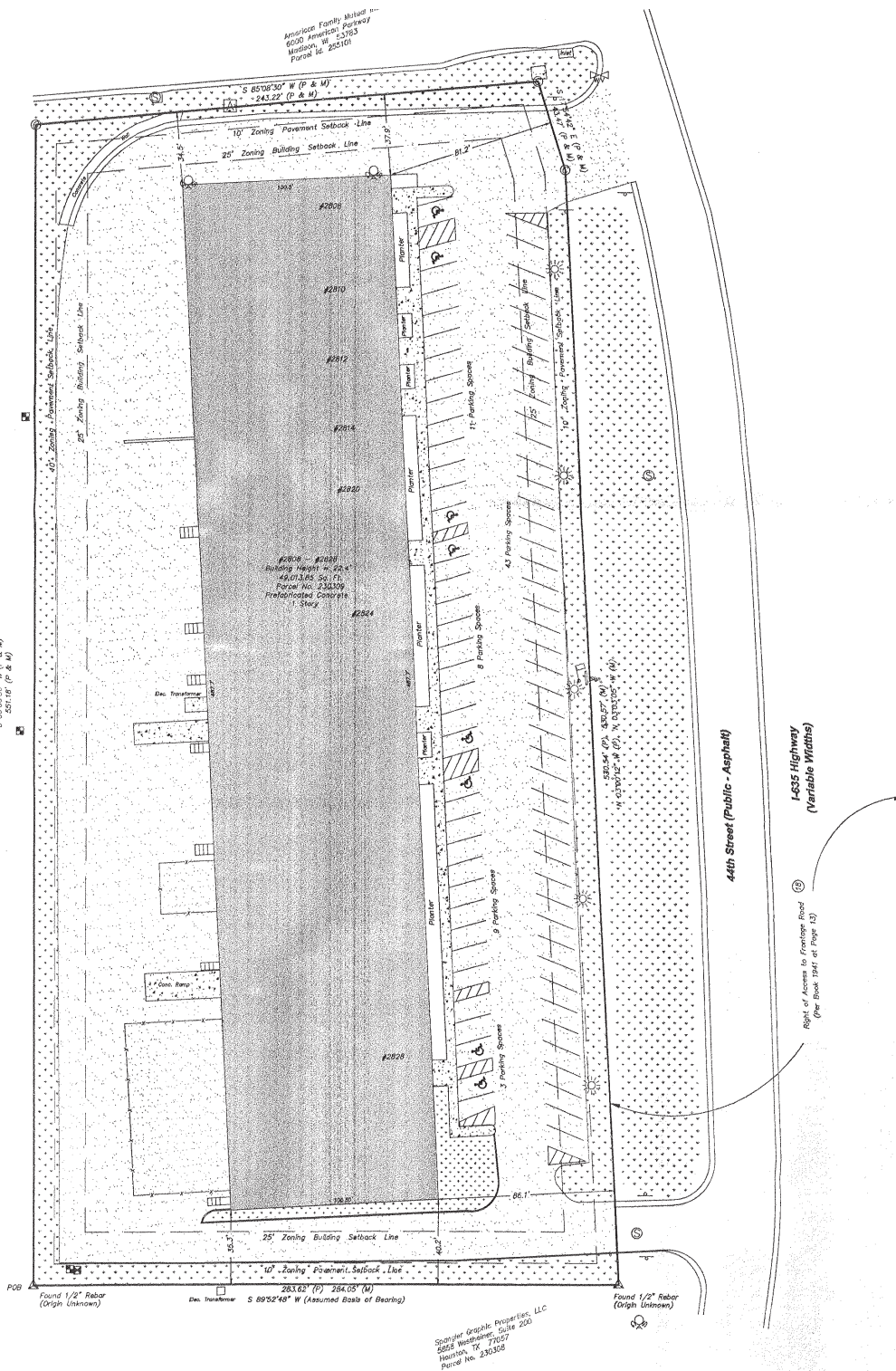
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## Site Plan



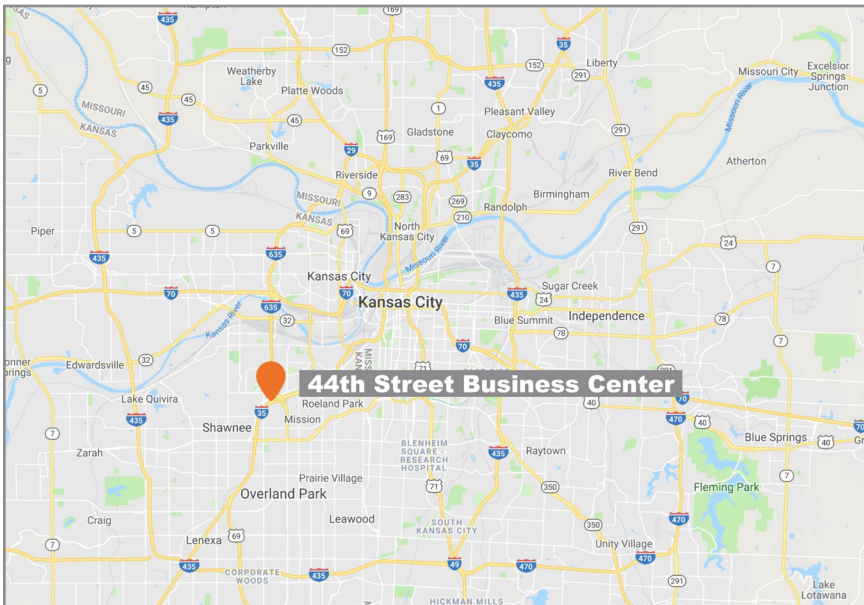
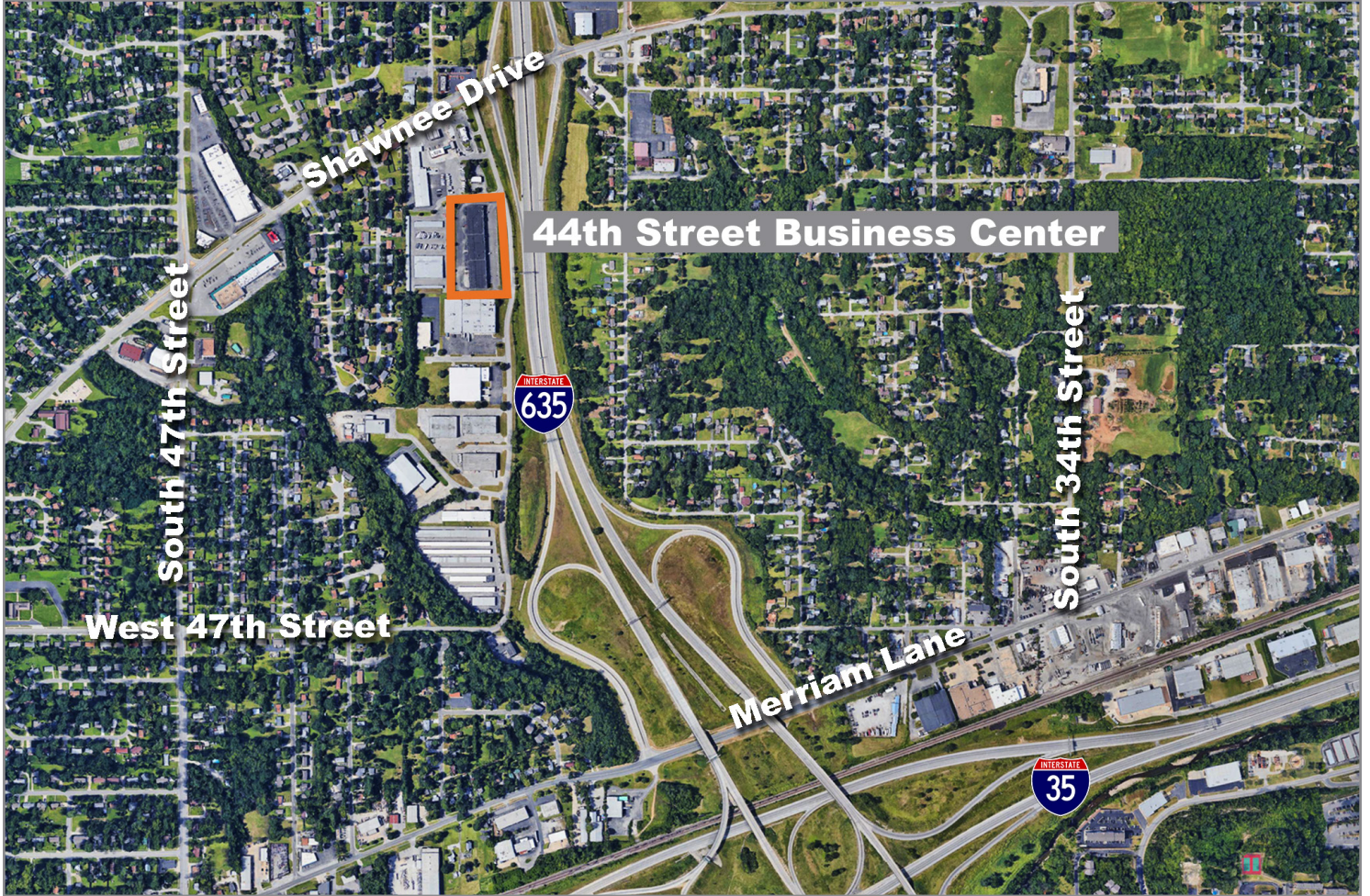
Land Survey



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