

# 44th Street Business Center

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

For Sale/Lease



## Excellent Location!

- 19,389 SF Available
- Immediate I-635 and I-35 Access
- High Visibility - 72,800 Cars Per Day
- Dock-High and Drive-In Loading

## For more information:

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## Building Specifications

Square Feet Available:	19,389 SF
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Total SF:	49,048 SF
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Year Built:	1979
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Construction:	Pre-Cast Masonry
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Roof Type:	EPDM
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Clear Height:	16'8
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Lighting:	LED, motion sensors.
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Electrical:	Unit #2810 – 400-AMP; 277/480V; 3-phase
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HVAC:	OH Gas-Fired
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Column Spacing:	24' x 50'
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Loading:	1 Dock and 3 Drive-Ins
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Truck Court Depth:	85'±
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Zoning:	MP-1
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Net Charges: (2025 est.)	CAM:	\$1.46 PSF
	RE Taxes:	\$1.78 PSF
	<u>Insurance:</u>	<u>\$0.23 PSF</u>
	Total:	\$3.47 PSF

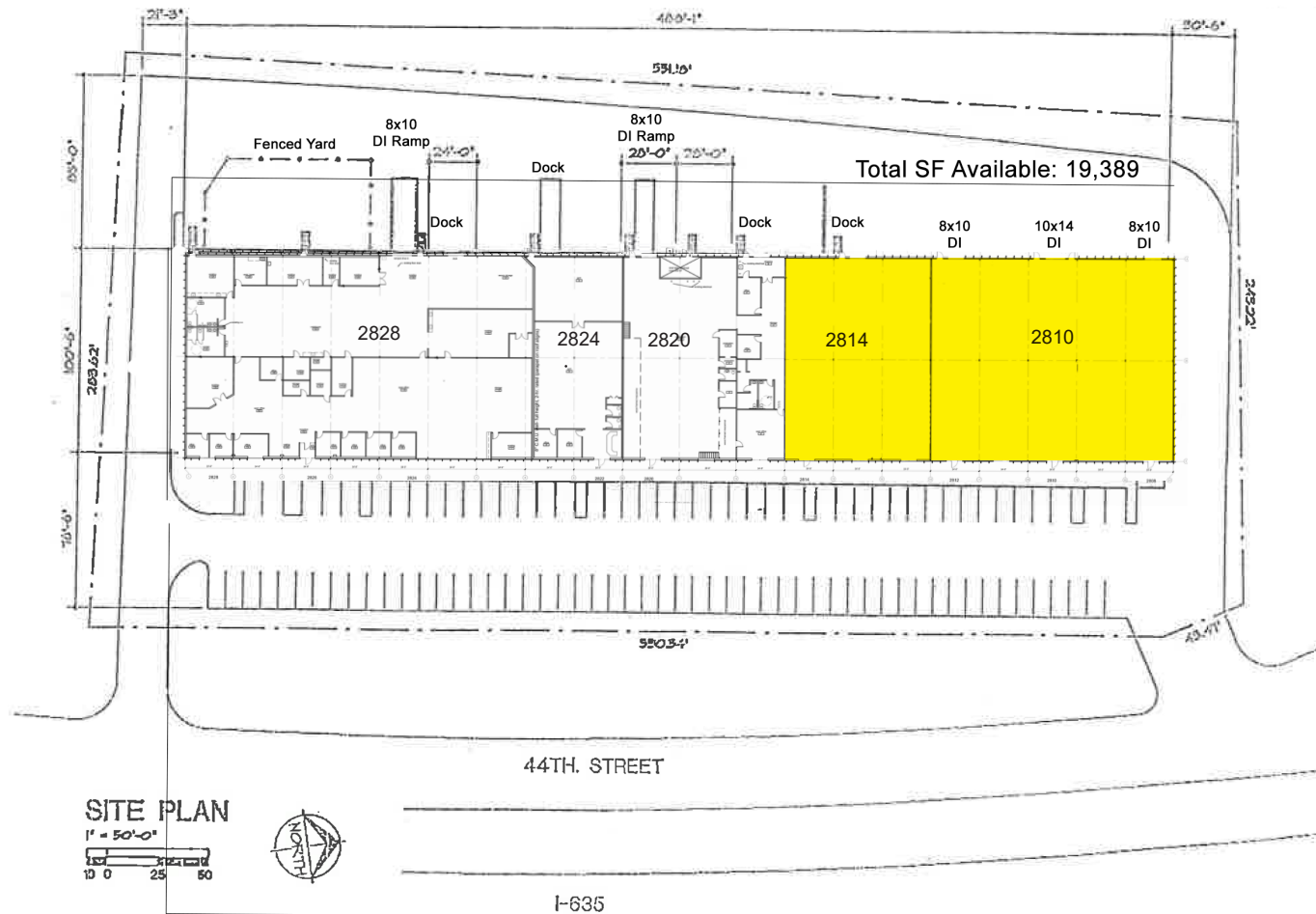
Lease Type:	NNN
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## Site Plan



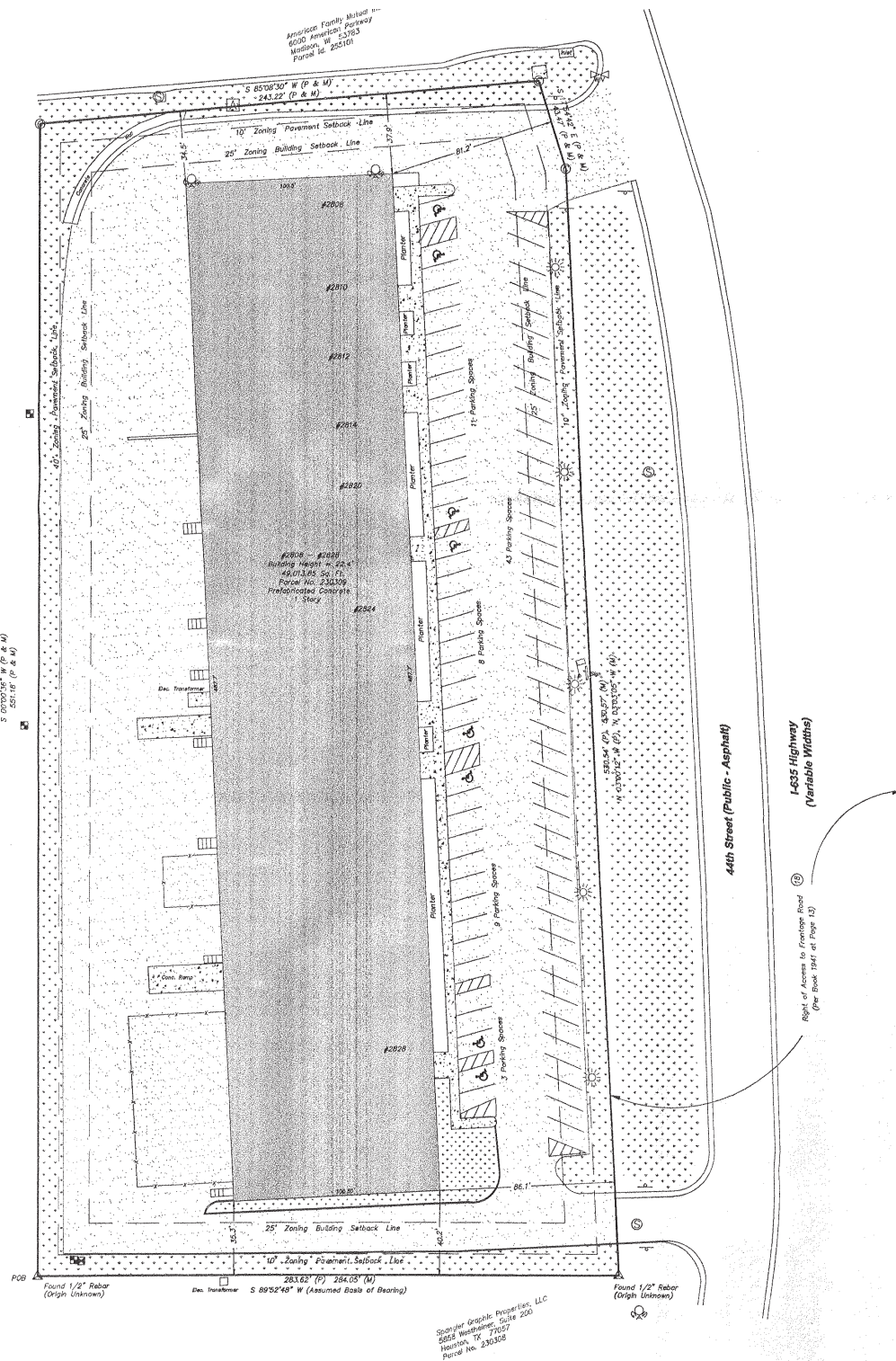


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## Land Survey

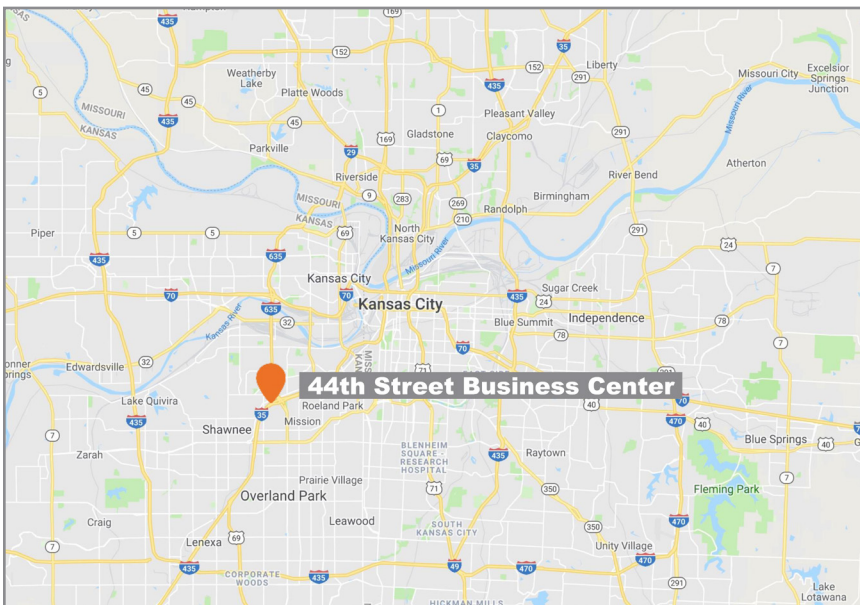
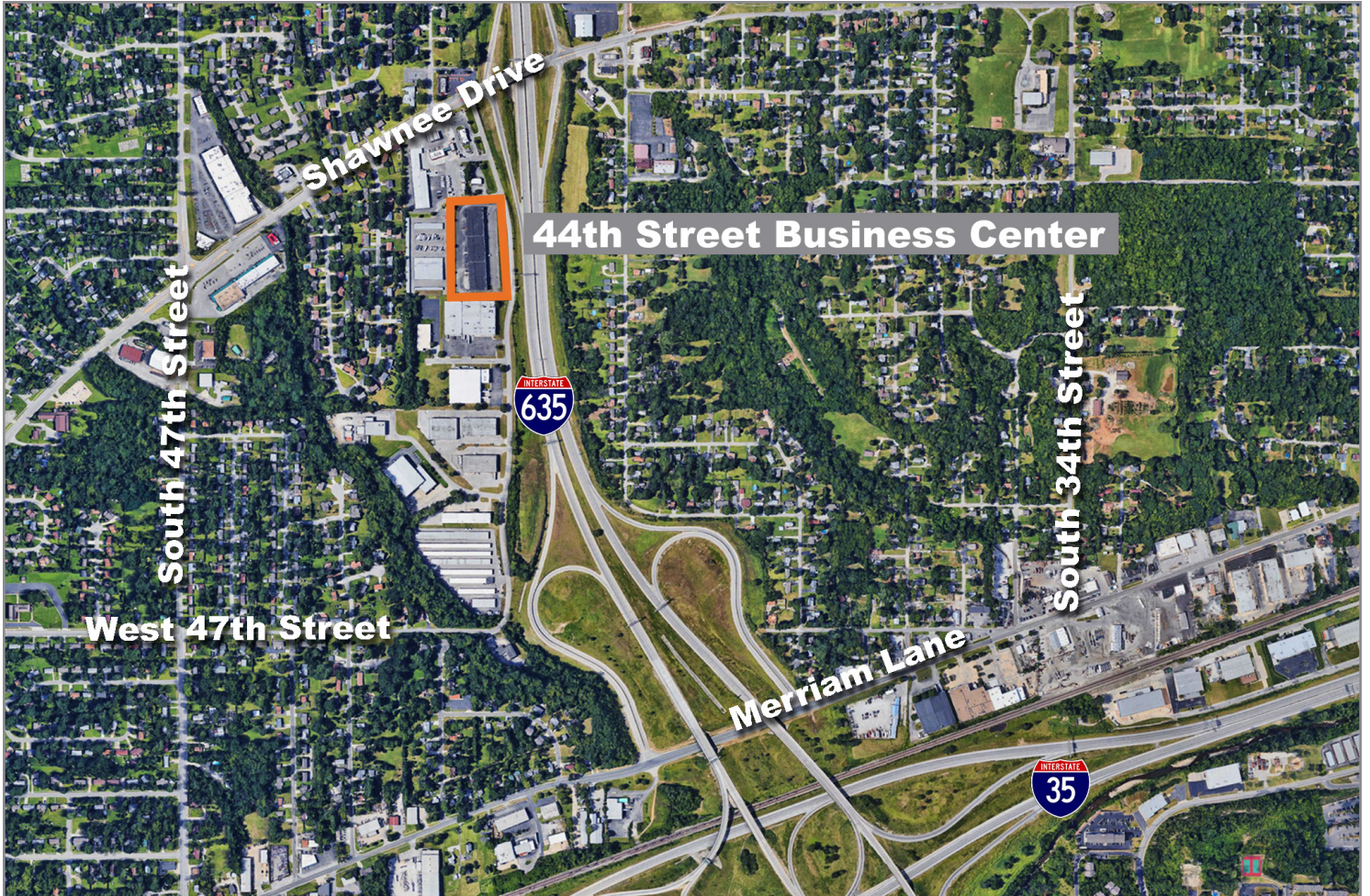




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