



Office/Warehouse/Flex for Lease

- 2 building complex totals 78,790 SF
- Building 9 - 19' clear with dock-high loading - 41,920 SF
- Building 10- 15' clear with drive-in loading - 36,870 SF
- Office, Flex and Warehouse spaces

For more information:

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Building Specifications

Address: Building 9: 8400-14 NW 107th Terrace- 41,920 SF - 19' clear height
 Building 10: 8600-16 NW 107th Terrace - 36,870 SF - 15' clear height
 Kansas City, Missouri 64153

Net Charges:
 (2025 Estimates) CAM: \$1.82
 INS: \$0.23
RE TAXES: \$1.37
 Total: \$3.42 PSF

*Note: Lease is Modified Gross Industrial with a Base Year for real estate taxes and insurance and tenant paying prorated CAM

Bay Dimensions: Both buildings are 30' x 40' @ minimum (some bays have greater column spacing)

Ceiling Height: Bldg 9: 19'
 Bldg 10: 15'

Loading/Access: Bldg 9: 15 Dock High Doors, 8' x 10'
 Bldg 10: 4 Dock High Doors, 8' x 10'; 4 Drive-In Doors, 9' x 9'

Fire Sprinkler: Only Building 9- wet system

Zoning: M2-3

Lawn Sprinkler: Yes, both buildings

Parking: Bldg 9: 130; Bldg 10: 90 – Auxiliary lot 141 – Total 361 or 4.6 per 1,000 SF

Internet Service Providers: AT&T is available to the building. Unite and Spectrum have service nearby and could potentially bring service to the building.

Electrical Service: Building 9: 3 Phase, 600 Amp, 120/208 Volt
 There is an additional 200 Amp Meter 120/208 Volt 3

Signage: Non-illuminated individually designed, adjacent to each tenant space.

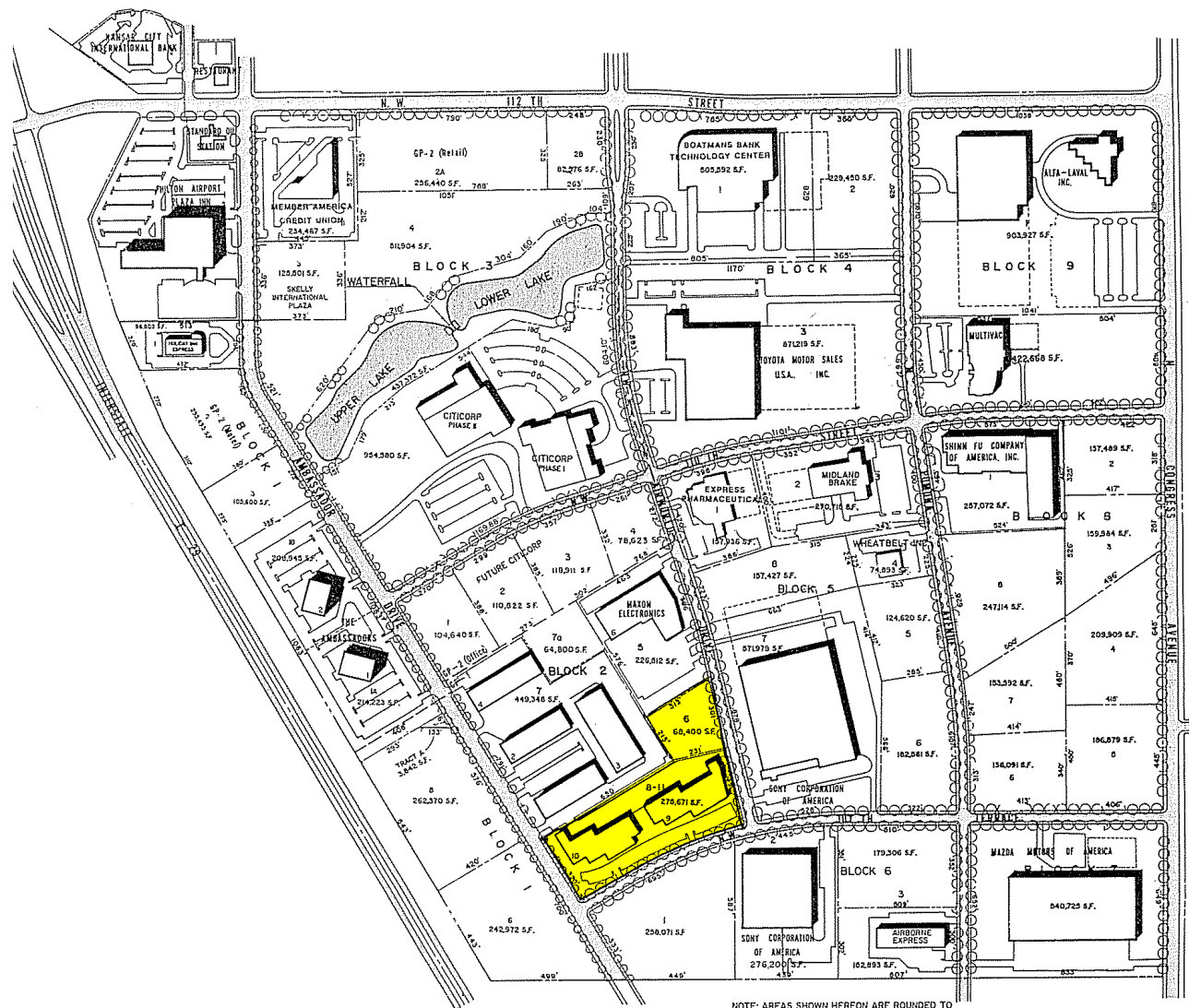
Exterior Lighting: Exterior light poles in front parking areas and building mounted. Exterior light fixtures in rear parking/loading areas.

Unit Photos: Unit #8400 <https://photos.app.goo.gl/SvERvDmrD9utbKAA9>
 Unit #8412 <https://photos.app.goo.gl/nMBa8hLht51gt8T98>
 Unit #8608 <https://photos.app.goo.gl/UpmfXKrb2fViu3Zq9>

Airworld Center

8400-8614 NW 107th Terrace, Kansas City, Missouri

For Sale/Lease



4622 Pennsylvania Ave. Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

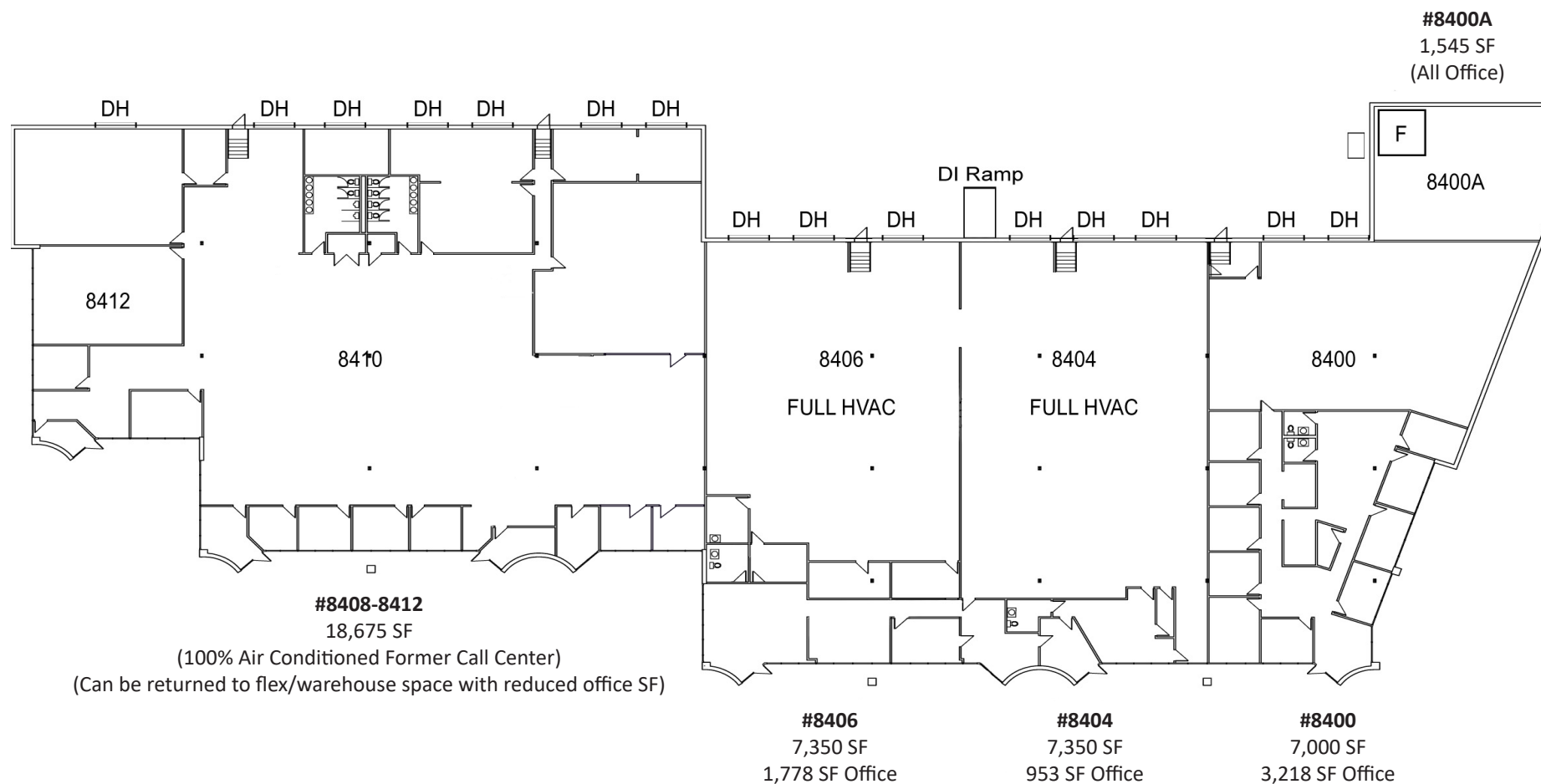
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Building 9

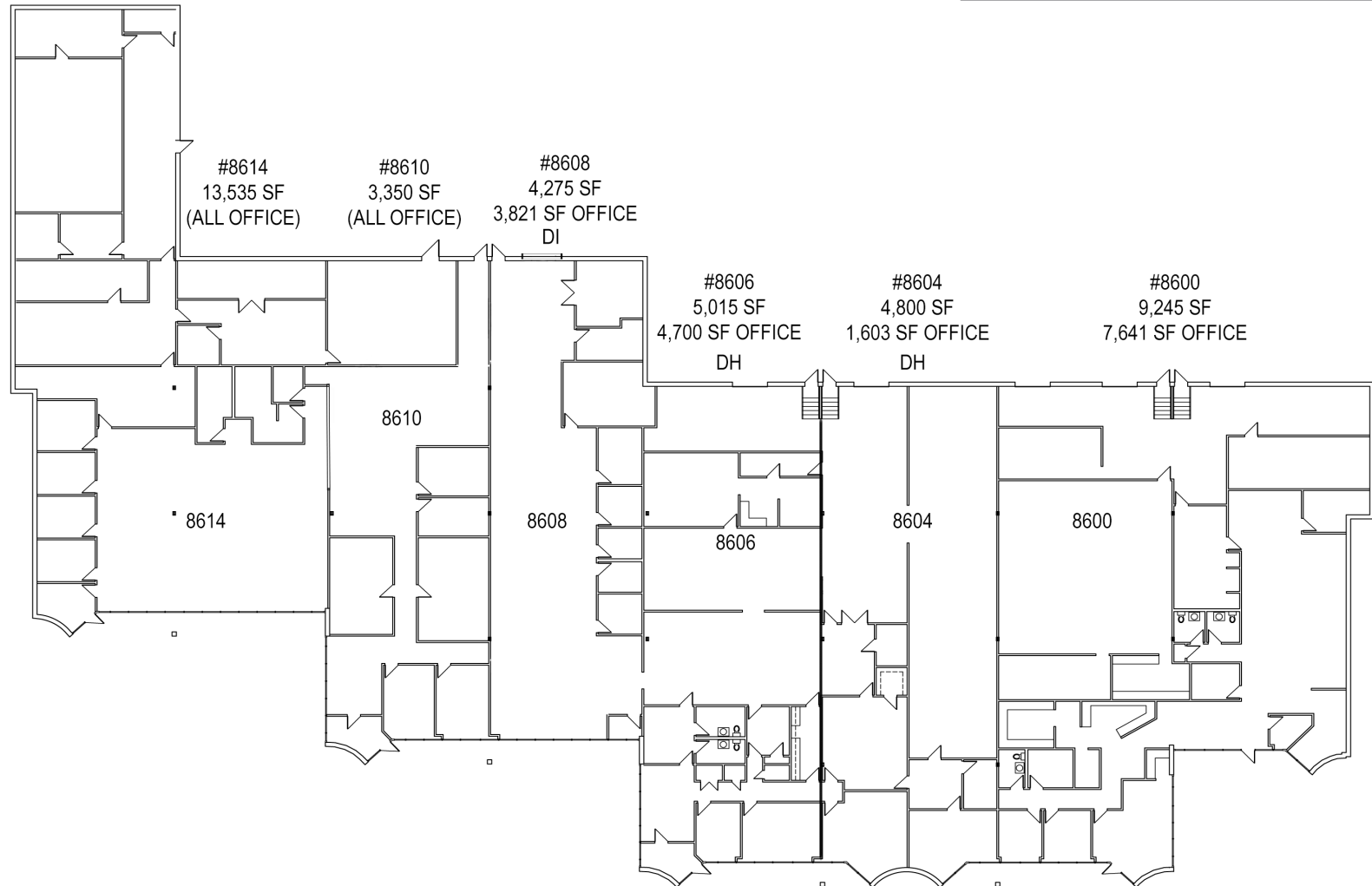


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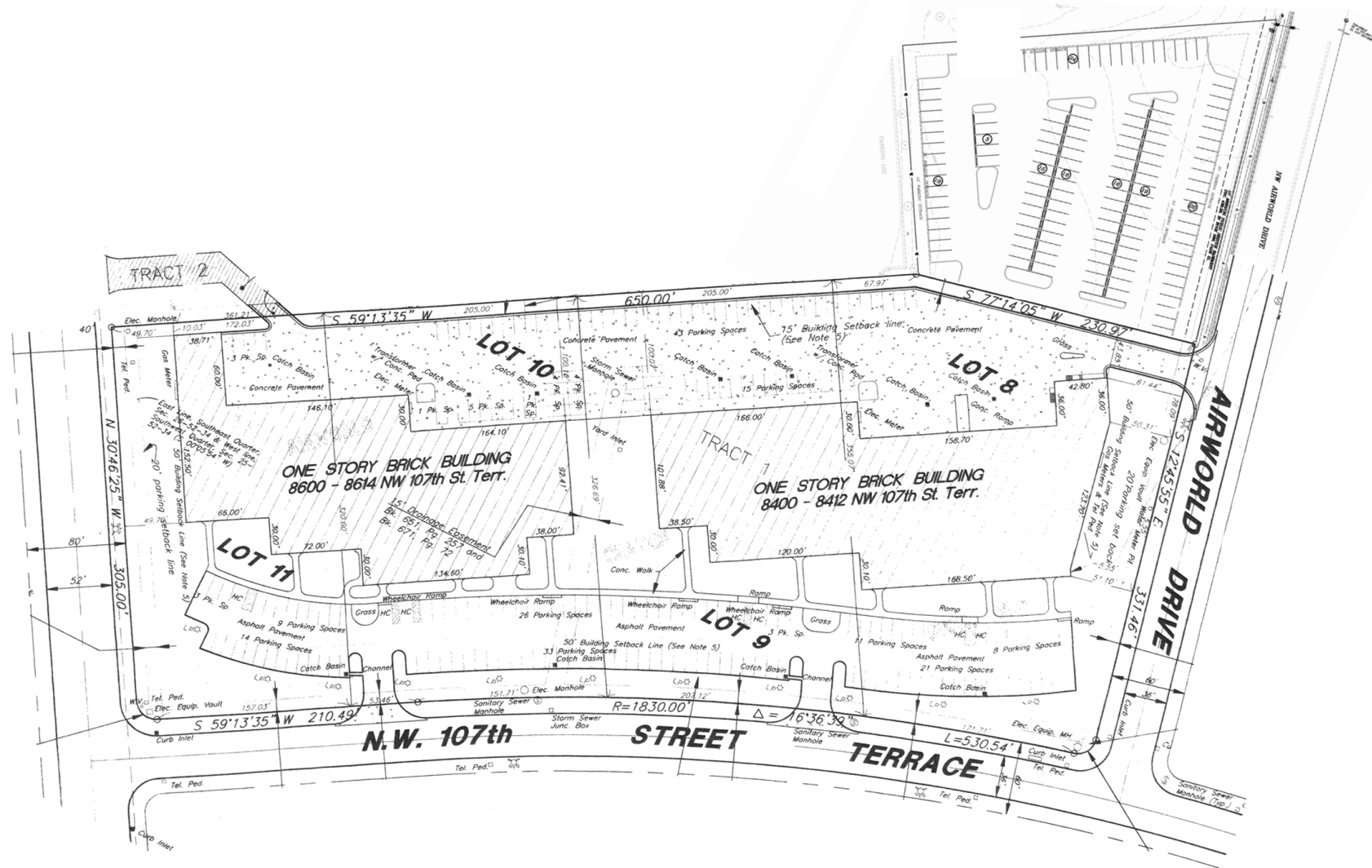
Building 10



Airworld Center

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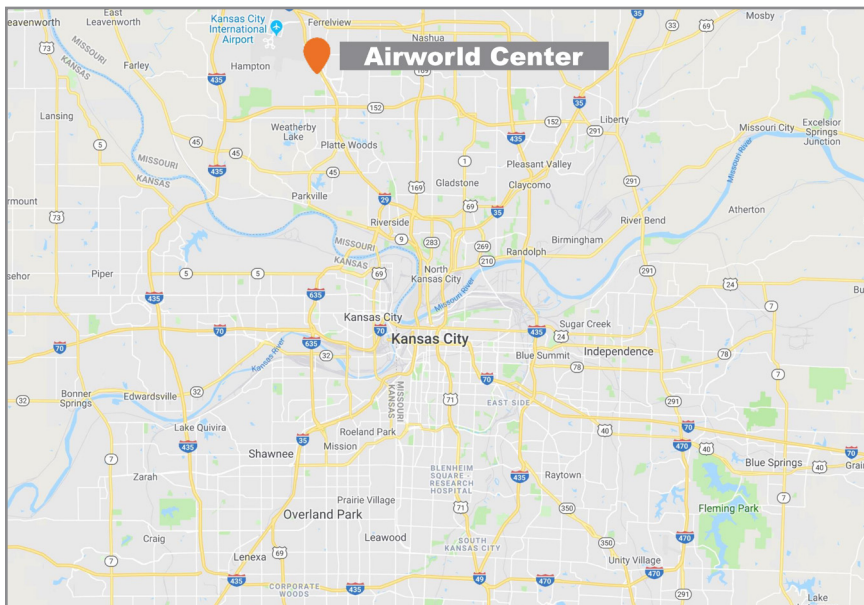
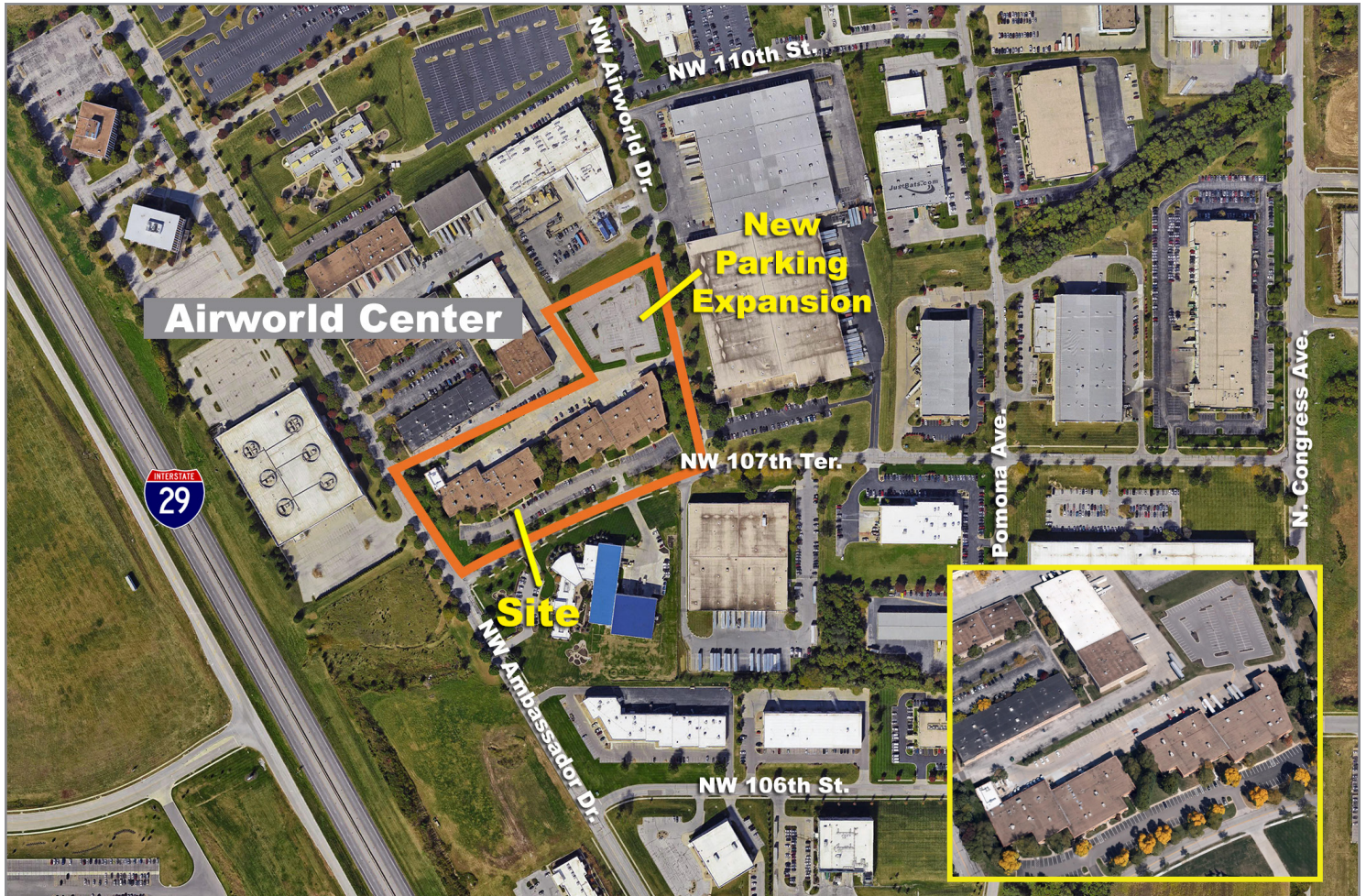
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