

**FOR LEASE**

# 11201 NW Airworld Drive

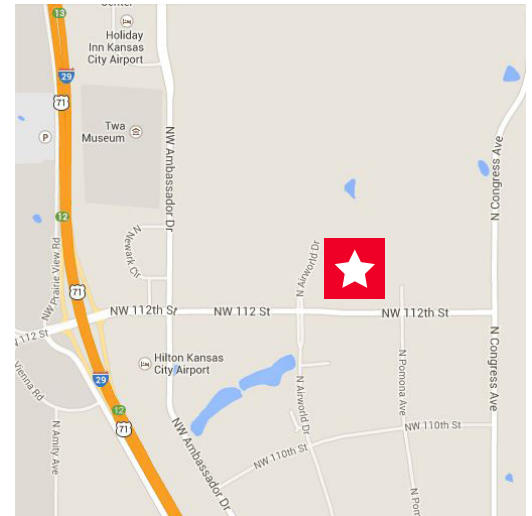
**DTZ**



**109,625 SF Industrial Space / Lease Rate: \$3.95 PSF NN**

## Property Highlights

- Well-maintained, 109,625 square foot tilt-up construction industrial building built in 2004
- 30' clear height and typical column spacing is 45' x 51'
- Ample car parking and trailer storage
- T5 lighting with sensors allow for added efficiency
- 19 dock-high doors with pit levelers; one drive-in loading door
- ESFR sprinklers
- Great location for local, regional and national distribution with convenient access to Interstate 29



For more information, contact:

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**SQUARE FOOTAGE**

|                                      |            |
|--------------------------------------|------------|
| Building Square Footage              | 109,625 SF |
| Warehouse Office Area Square Footage | 1,057 SF   |
| Office Square Footage                | 7,119 SF   |
| Warehouse Square Footage             | 101,449 SF |

**BUILDING FEATURES**

|                        |   |
|------------------------|---|
| Site Area              | 8,103 Acres / 352,972 SF  |
| Clear Height           | 30'   |
| Typical Column Spacing | 45' x 51'   |
| Loading                | 19 Dock-High Doors<br>(All with Pit Levelers)<br><br>One Drive-In Ramp<br>(10' x 12') |
| Surface Parking        | 45 Front; 10 Rear Parking   |
| Trailer Storage        | 13, 12' Wide Tractor Trailer<br>Storage   |
| Sprinklers             | ESFR  |
| Warehouse Heating      | Gas Fired, Make-Up Units  |

**CONSTRUCTION OVERVIEW**

|              |                             |
|--------------|-----------------------------|
| Construction | Tilt-Up Concrete            |
| Floor        | Concrete                    |
| Roof System  | Single-Ply Roof Membrane    |
| Lighting     | T5 Fluorescent with Sensors |

**LEASE RATE**

|      |              |
|------|--------------|
| Rate | \$3.95/SF NN |
|------|--------------|

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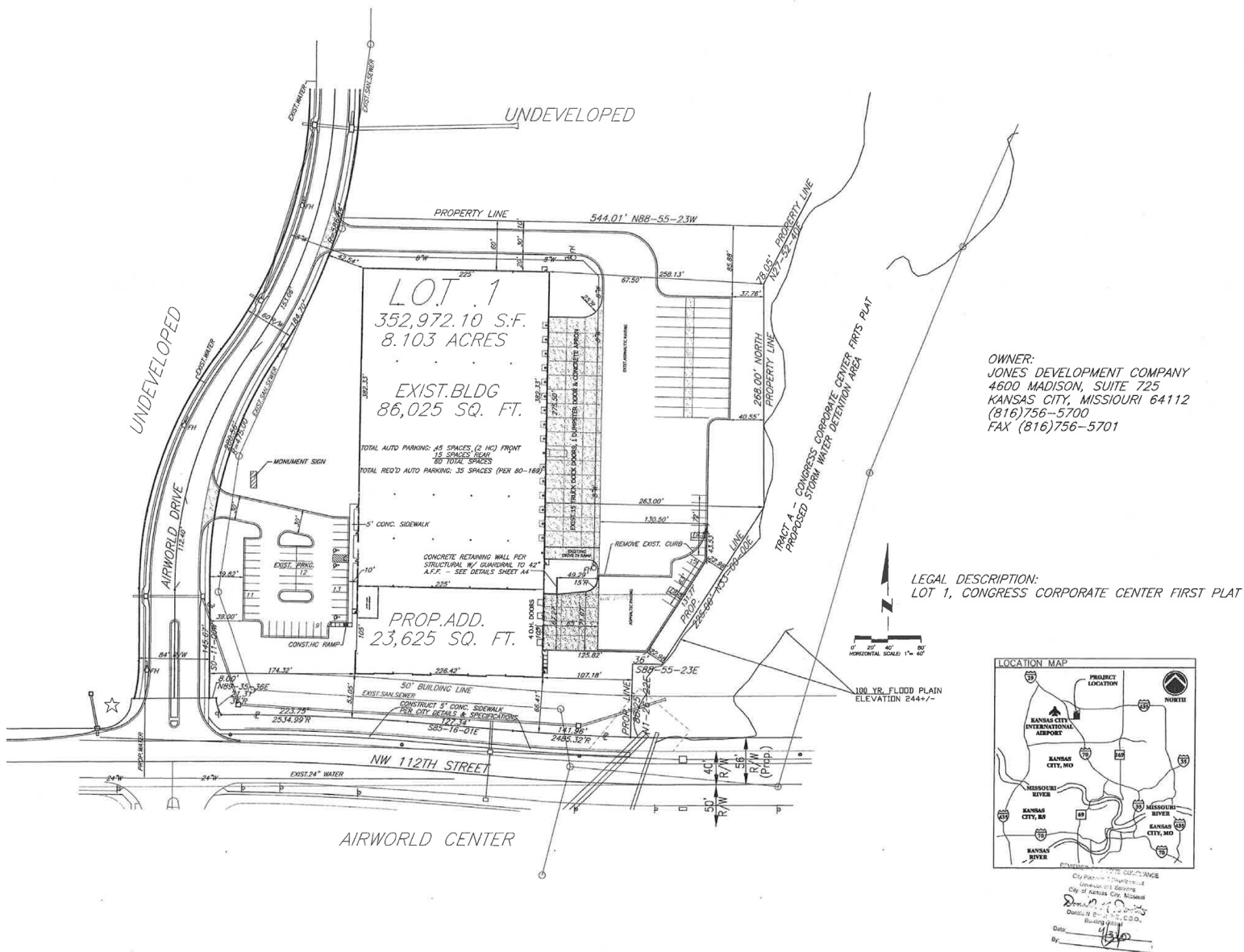
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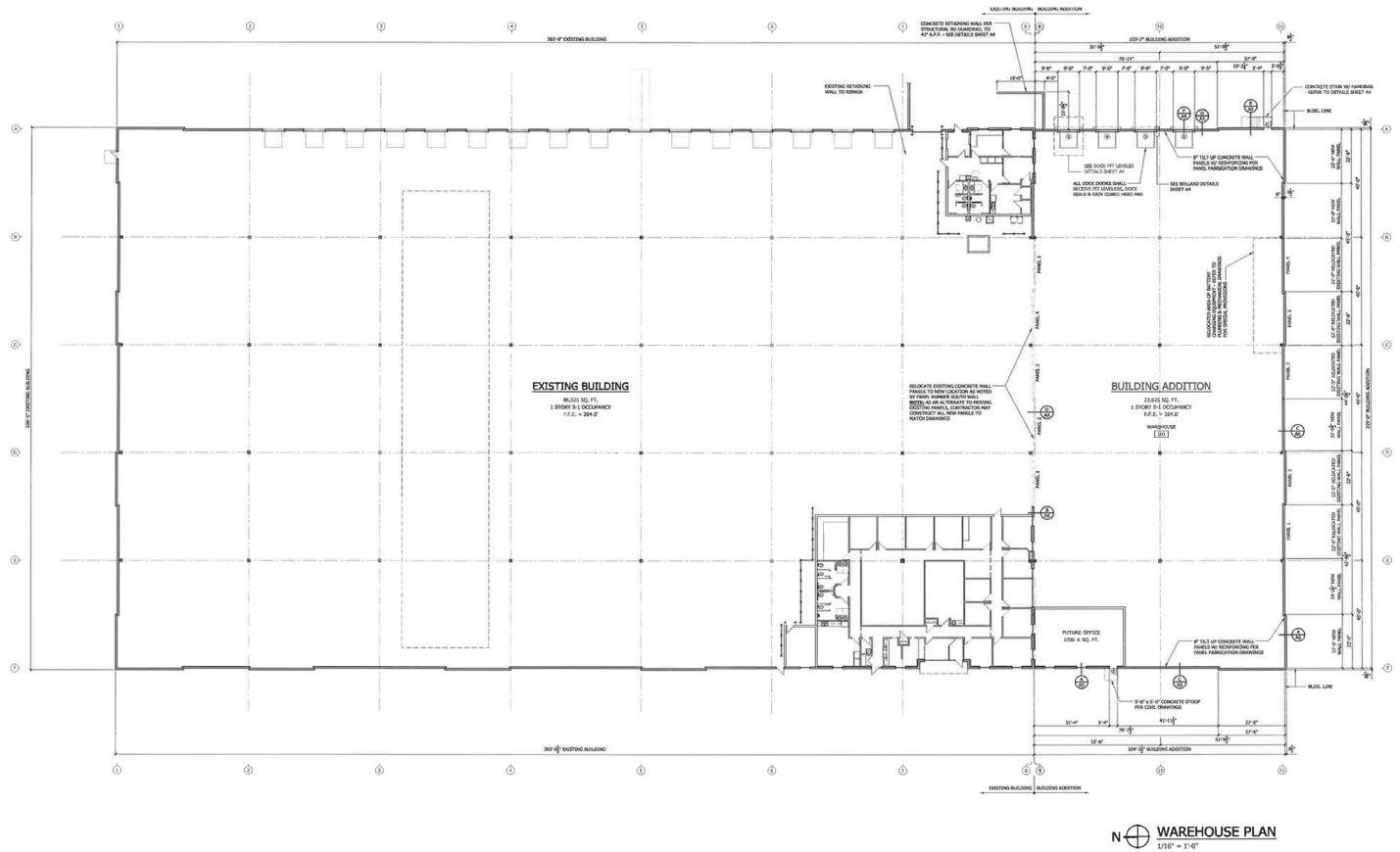
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N WAREHOUSE PLAN  
1/16" = 1'-0"

### GOVERNING CODES

THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE CITY OF KANSAS CITY, MISSOURI:

- 2009 INTERNATIONAL BUILDING CODE
- 2009 NATIONAL FIRE PROTECTION ASSOCIATION FIRE CODE
- 2009 INTERNATIONAL PLUMBING CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE

### CODE ANALYSIS

GOVERNING CODE: 2009 INTERNATIONAL BUILDING CODE  
 OCCUPANCY GROUP: S-1 (WAREHOUSE)  
 REQUIRED SEPARATION: 1 HOUR FIRE RESISTANCE RATED WALL, FLOOR AND CEILING  
 FIRE SEPARATION: 1/2 HOUR FIRE RESISTANCE RATED WALL, FLOOR AND CEILING  
 BUILDING AREA:  
 EXISTING BUILDING: 78,000 SQ. FT.  
 EXISTING OFFICE: 7,000 SQ. FT.  
 EXISTING WAREHOUSE: 2,000 SQ. FT.  
 TOTAL AREA: 87,000 SQ. FT.  
 OCCUPANT LOAD:  
 EXISTING BUILDING: 150  
 EXISTING OFFICE: 100  
 EXISTING WAREHOUSE: 20  
 TOTAL AREA: 270  
 ALLOWED BUILDING AREA:  
 PERMITTED BY THE SECTION 507.2, BUILDING IS OPEN UP ON ALL SIDES & IS FREE SPAN/UNBAYED

### TOILET FIXTURE ANALYSIS

REQUIRED TOILETS:  
 MEN: 11 (1 - 20 MEN)  
 WOMEN: 11 (1 - 20 WOMEN)  
 WATER CLOSURE VALVES: 2 (200 GPM)  
 LAVATORY SINKS: 1 (100 GPM)  
 WAREHOUSE OCCUPANT LOAD: 200  
 MEN: 20 (1 - 20 MEN)  
 WOMEN: 20 (1 - 20 WOMEN)  
 WATER CLOSURE VALVES: 2 (200 GPM)  
 LAVATORY SINKS: 1 (100 GPM)  
 ACTUAL # OF RESTROOMS:  
 MEN: 1 (100 GPM)  
 WOMEN: 1 (100 GPM)  
 LAVATORY SINKS: 1 (100 GPM)

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