



## Industrial Building Available

- Warehouse cube can be leased by itself as a secured tenant space of:
  - 158,034± SF, with 2,159 - 5,012± SF of existing office space (can add more office space on mezzanine above or from the low roof section of building)
- Warehouse can operate independent of offices as like in a multi-tenant building
- Total SF of building is 171,683± SF on the floor plus additional mezzanine offices in the warehouse cube of 7,699± SF, for total of 179,382± SF with 26,330± SF offices
- Warehouse has 19 dock doors including 1 inside dock well, 2 drive-ins and 4 rail door

## For more information:

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# 5800 Stilwell Street

Kansas City, Missouri 64120

# For Sale/Lease



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## Building Specifications

**Rentable Bldg. Area Breakdown:** High Roof: 158,034 SF with 2,159 SF up to 5,012 SF office, along with 1,788 SF restroom, breakroom, and additional 7,699 SF mezzanine office (mezzanine is no cost)  
Low Roof: 13,649 SF office (independent of high roof)

**Land Area:** 13.34 Acres - 2 parcels (see Real Estate Tax Parcels)

<b>Real Estate Tax</b>	13-200-01-02-00-0-00-000	472,093 SF	10.84 Acres
<b>Parcels:</b>	<u>13-200-01-36-00-0-00-000</u>	<u>108,900 SF</u>	<u>2.50 Acres</u>
	<b>Totals:</b>	<b>580,993 SF</b>	<b>13.34 Acres</b>

**Zoning:** M1-5, M3-5, Manufacturing District

**Floodplain:** According to National Flood Insurance Rate Map Community Panel No. 2901730080B (August 5, 1986), the subject property lies within FEMA Zone B

**Construction:** Pre-cast concrete & metal panels on a structural steel

**Clear Height:** 27' - 29' 9"

**Sprinklers:** Wet system

**Column Spacing:** 40' E-W x 50' N-S

**Electrical:** 1,600 Amp, 208/480V, 3ph 4-wire

**Lighting:** LED lighting with motion sensors

**Roof Type:** Metal standing seam (tophat - slight slope from middle)

**Floor/Foundation:** 8' reinforced concrete slab on grade-for heavy rack loading

**Heating Type:** Radiant (gas-fired at speed bay) & forced-air gas (throughout storage areas)

## Building Specifications (cont.)

Year Built:	1980								
Loading:	<p>19 dock-high, 2 drive-in, 4 rail doors (dock doors have vision panels)</p> <p>South side: 13 dock-high (8'w x 10'h with pit levelers and seals) 1 dock-high (8'w x 14'h, 45' recessed w/pit levelers); 1 drive-in (8'w x 10'h ramped)</p> <p>West side: 1 dock-high (8'w x 8'h)</p> <p>East side: 4 dock-high (8'w x 8' h with pit levelers); 1 drive-in (12'w x 9'h ramped)</p> <p>North side: 4 rail doors</p> <p>Docks have locks with lights/trailer lights/seals</p> <p>* Docks 1-7 and 9 have Rite Hite dock levelers. These are 30,000# capacity * Doors 8, 10, 11, and 12 have Kelley dock levelers. These are 40,000# capacity</p>								
Parking:	255 auto (1.4/1,000 SF) lighted and fenced for cars plus tractor parking available								
Rail:	4 rail doors along the north side of the building from the rail spur of the Kansas City Southern Railway with shortline typically operated by KCT (Watco)								
Nets (2018 Est.):	<table> <tr> <td>RE Taxes:</td> <td>\$0.57 PSF</td> </tr> <tr> <td>Ins:</td> <td>\$0.04 PSF</td> </tr> <tr> <td><u>CAM:</u></td> <td><u>\$0.45 PSF</u></td> </tr> <tr> <td>Total:</td> <td>\$1.06 PSF</td> </tr> </table>	RE Taxes:	\$0.57 PSF	Ins:	\$0.04 PSF	<u>CAM:</u>	<u>\$0.45 PSF</u>	Total:	\$1.06 PSF
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Total:	\$1.06 PSF								
Comments:	<p>Monument signage &amp; Lawn Irrigation</p> <p>Trailer storage/secure fenced parking</p>								

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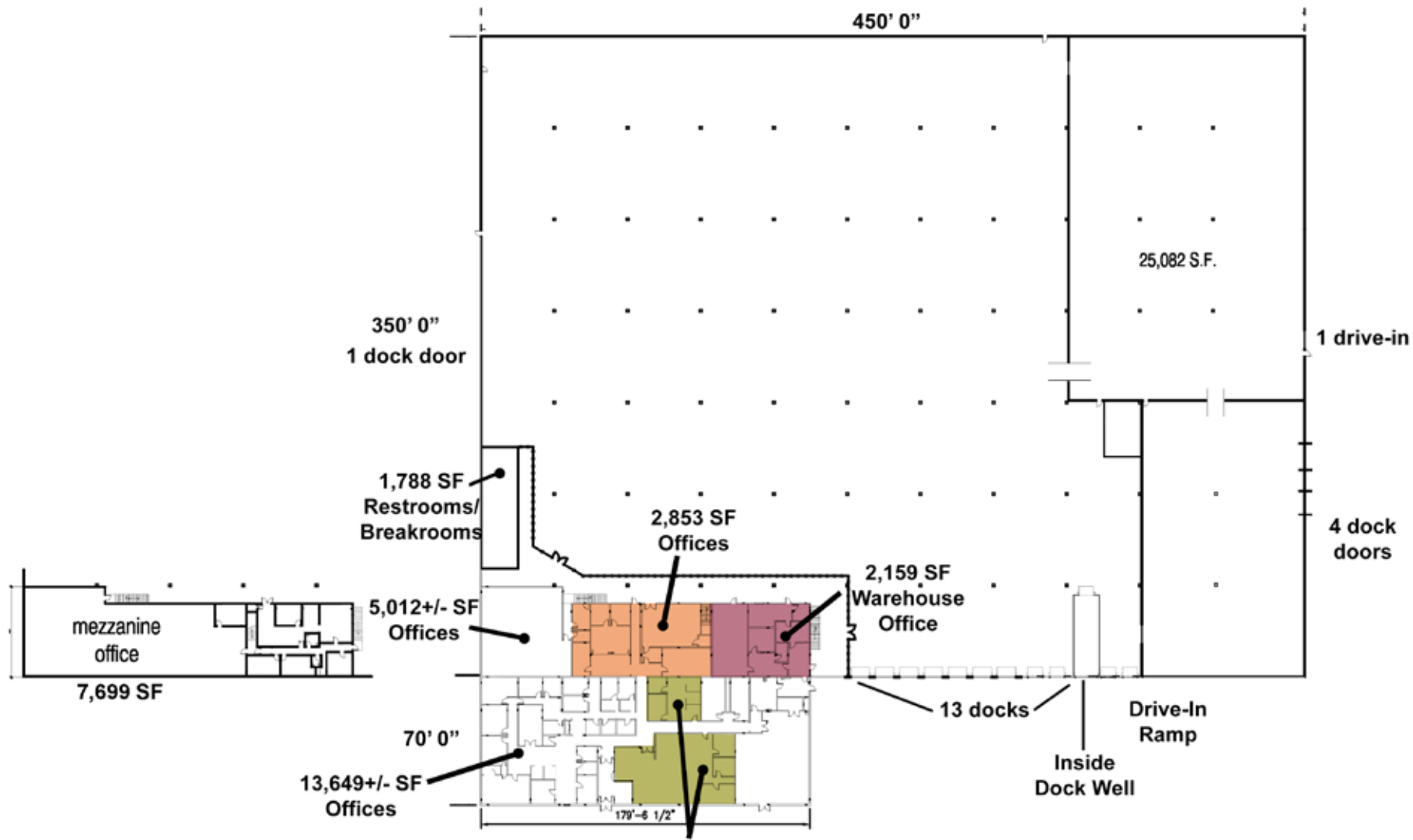
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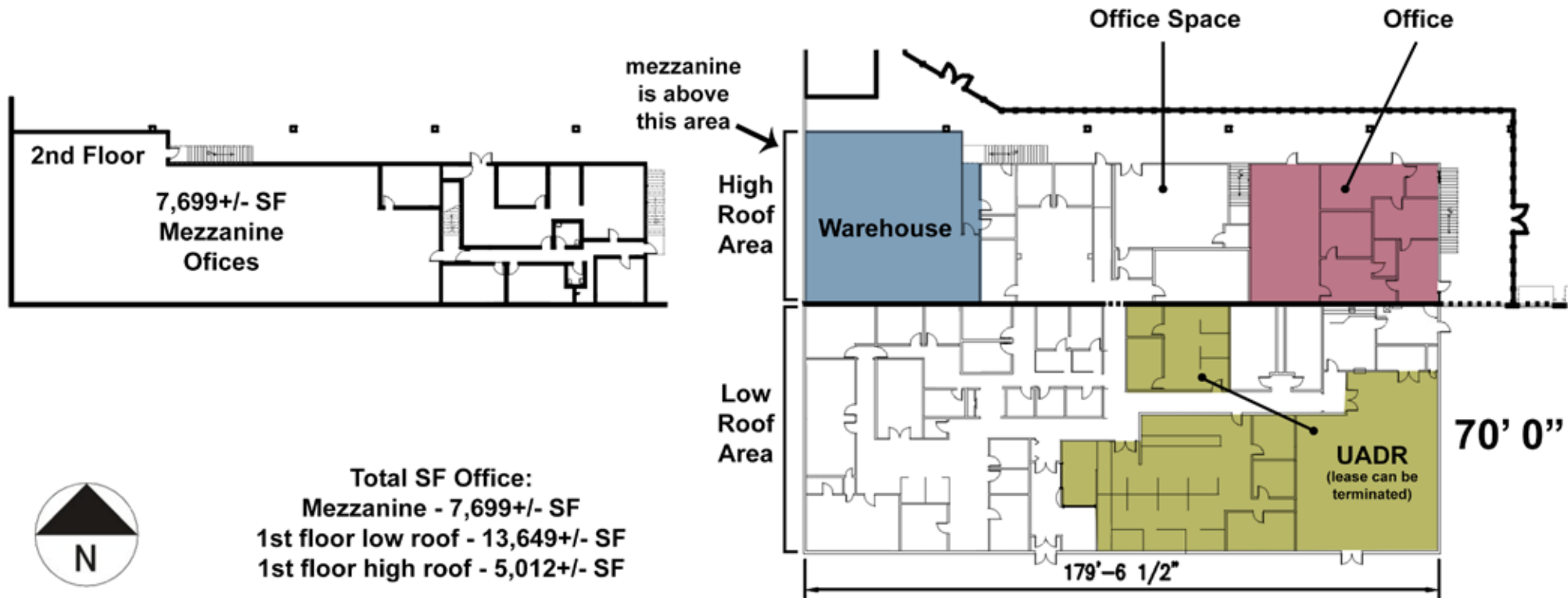
# 5800 Stilwell Street

Kansas City, Missouri 64120

# For Sale/Lease



UADR (plus fenced parking lot on West side of building) - lease can be terminated



# CERTIFICATE OF SURVEY

**SHAFFER, KLINE & WARREN, P.A.**

**General Notes**

1. As of November 21, 2018, no area within the investigation for the location of possible utility easements or other encumbrances was shown on any maps, plans or documents recorded in the Public Records Office of the State of Missouri, and no other records were found on file in the office of the Recorder of Deeds for the State of Missouri, which would affect the title to the land shown on the plat.

2. No other records were found on file in the office of the Recorder of Deeds for the State of Missouri, which would affect the title to the land shown on the plat.

3. The Survey was made by the Surveyors on the ground by actual measurement and by other methods as herein provided, and the same is a true and correct survey of the land shown on the plat.

4. The Survey was made in accordance with the provisions of the Act of March 20, 1892, and the Act of March 27, 1908, and the Act of October 3, 1917, and the Act of February 22, 1929, and the Act of March 1, 1933, and the Act of March 2, 1935, and the Act of March 3, 1937, and the Act of March 4, 1939, and the Act of March 5, 1941, and the Act of March 6, 1943, and the Act of March 7, 1945, and the Act of March 8, 1947, and the Act of March 9, 1949, and the Act of March 10, 1951, and the Act of March 11, 1953, and the Act of March 12, 1955, and the Act of March 13, 1957, and the Act of March 14, 1959, and the Act of March 15, 1961, and the Act of March 16, 1963, and the Act of March 17, 1965, and the Act of March 18, 1967, and the Act of March 19, 1969, and the Act of March 20, 1971, and the Act of March 21, 1973, and the Act of March 22, 1975, and the Act of March 23, 1977, and the Act of March 24, 1979, and the Act of March 25, 1981, and the Act of March 26, 1983, and the Act of March 27, 1985, and the Act of March 28, 1987, and the Act of March 29, 1989, and the Act of March 30, 1991, and the Act of March 31, 1993, and the Act of April 1, 1995, and the Act of April 2, 1997, and the Act of April 3, 1999, and the Act of April 4, 2001, and the Act of April 5, 2003, and the Act of April 6, 2005, and the Act of April 7, 2007, and the Act of April 8, 2009, and the Act of April 9, 2011, and the Act of April 10, 2013, and the Act of April 11, 2015, and the Act of April 12, 2017, and the Act of April 13, 2019.

5. The Survey was made in accordance with the provisions of the Act of March 20, 1892, and the Act of March 27, 1908, and the Act of October 3, 1917, and the Act of February 22, 1929, and the Act of March 1, 1933, and the Act of March 2, 1935, and the Act of March 3, 1937, and the Act of March 4, 1939, and the Act of March 5, 1941, and the Act of March 6, 1943, and the Act of March 7, 1945, and the Act of March 8, 1947, and the Act of March 9, 1949, and the Act of March 10, 1951, and the Act of March 11, 1953, and the Act of March 12, 1955, and the Act of March 13, 1957, and the Act of March 14, 1959, and the Act of March 15, 1961, and the Act of March 16, 1963, and the Act of March 17, 1965, and the Act of March 18, 1967, and the Act of March 19, 1969, and the Act of March 20, 1971, and the Act of March 21, 1973, and the Act of March 22, 1975, and the Act of March 23, 1977, and the Act of March 24, 1979, and the Act of March 25, 1981, and the Act of March 26, 1983, and the Act of March 27, 1985, and the Act of March 28, 1987, and the Act of March 29, 1989, and the Act of March 30, 1991, and the Act of March 31, 1993, and the Act of April 1, 1995, and the Act of April 2, 1997, and the Act of April 3, 1999, and the Act of April 4, 2001, and the Act of April 5, 2003, and the Act of April 6, 2005, and the Act of April 7, 2007, and the Act of April 8, 2009, and the Act of April 9, 2011, and the Act of April 10, 2013, and the Act of April 11, 2015, and the Act of April 12, 2017, and the Act of April 13, 2019.

**General Notes**

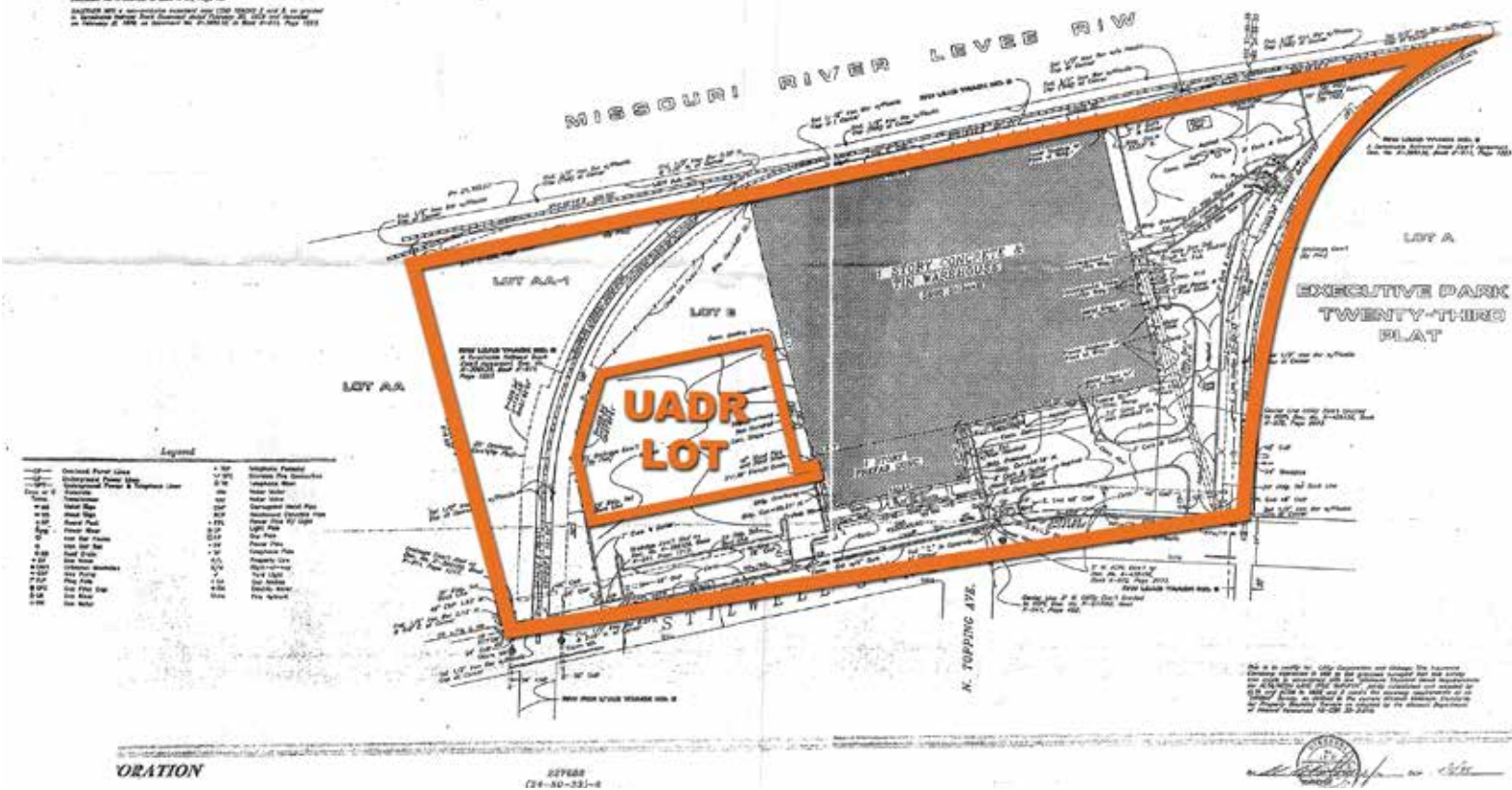
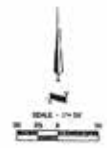
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## Potential Multi-Tenant Options/Concept Plan

