

5300 Kansas Avenue

Kansas City, Kansas



Industrial Building for Sale or Lease

As exclusive agents, we are pleased to offer the following space for sale or lease:

- ◆ 513,751 sf available, divisible to 100,000 sf
- ◆ 8,820 sf newly renovated office area
- ◆ 24' - 32' minimum ceiling clearance
- ◆ 44 dock-high doors and 1 drive-in door
- ◆ Full dock packages
- ◆ ESFR sprinkler system
- ◆ Parking for up to 60 trailers and 120 (+) vehicles
- ◆ New interior and exterior paint and T-5 motion sensor lighting
- ◆ Newly resurfaced parking lot
- ◆ Great access to I-635 and I-70

Sale and Lease Information

Lease rate of \$3.50/sf industrial gross

Sale price of \$13,858,845

Mark Long, SIOR, CCIM, LEED AP 816.512.1011 mlong@ngzimmer.com

John F. Hassler 816.268.4208 jhassler@ngzimmer.com

**Newmark Grubb
Zimmer**

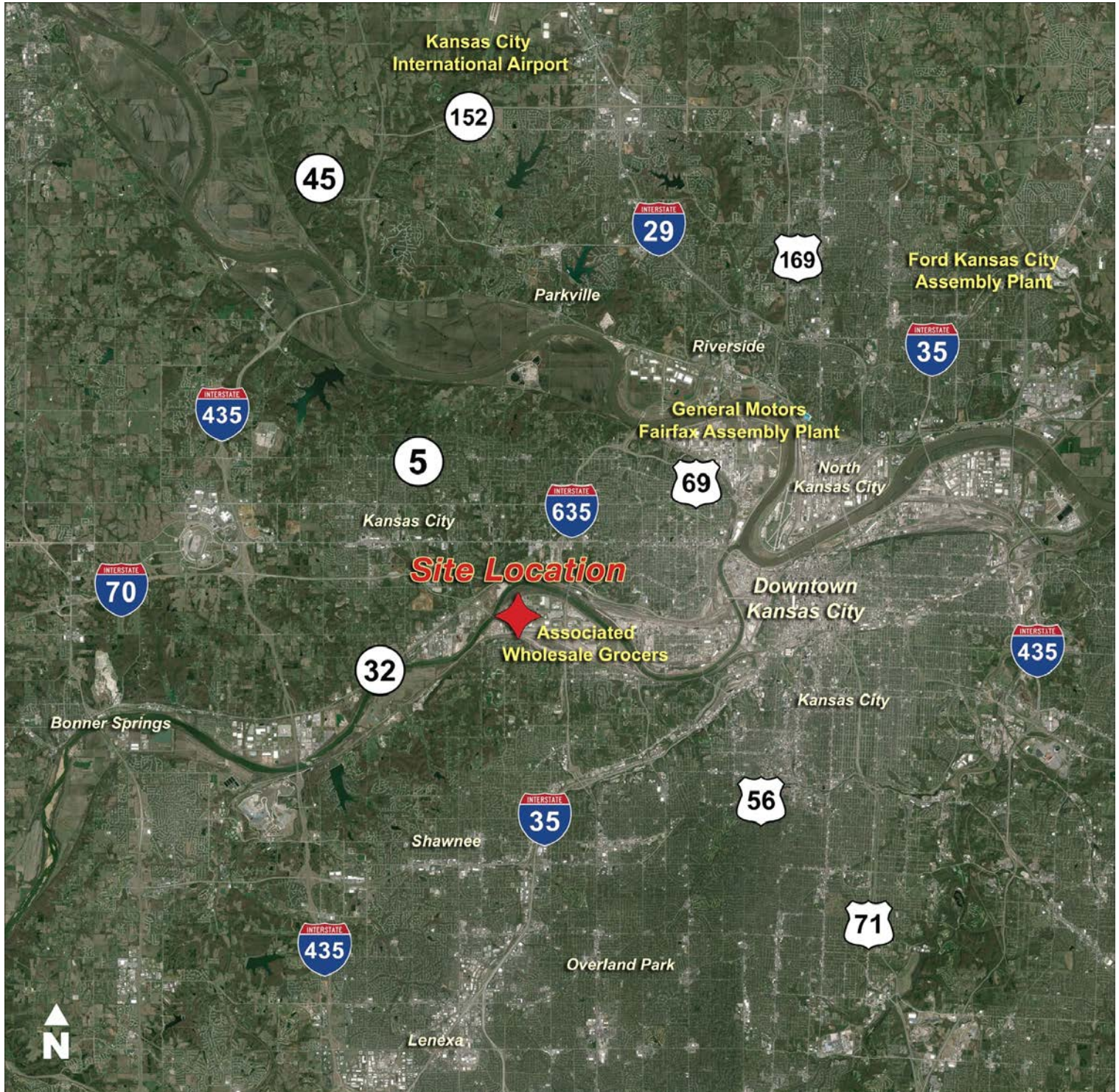
1220 Washington Street, Kansas City, Missouri 64105

Independently owned and operated

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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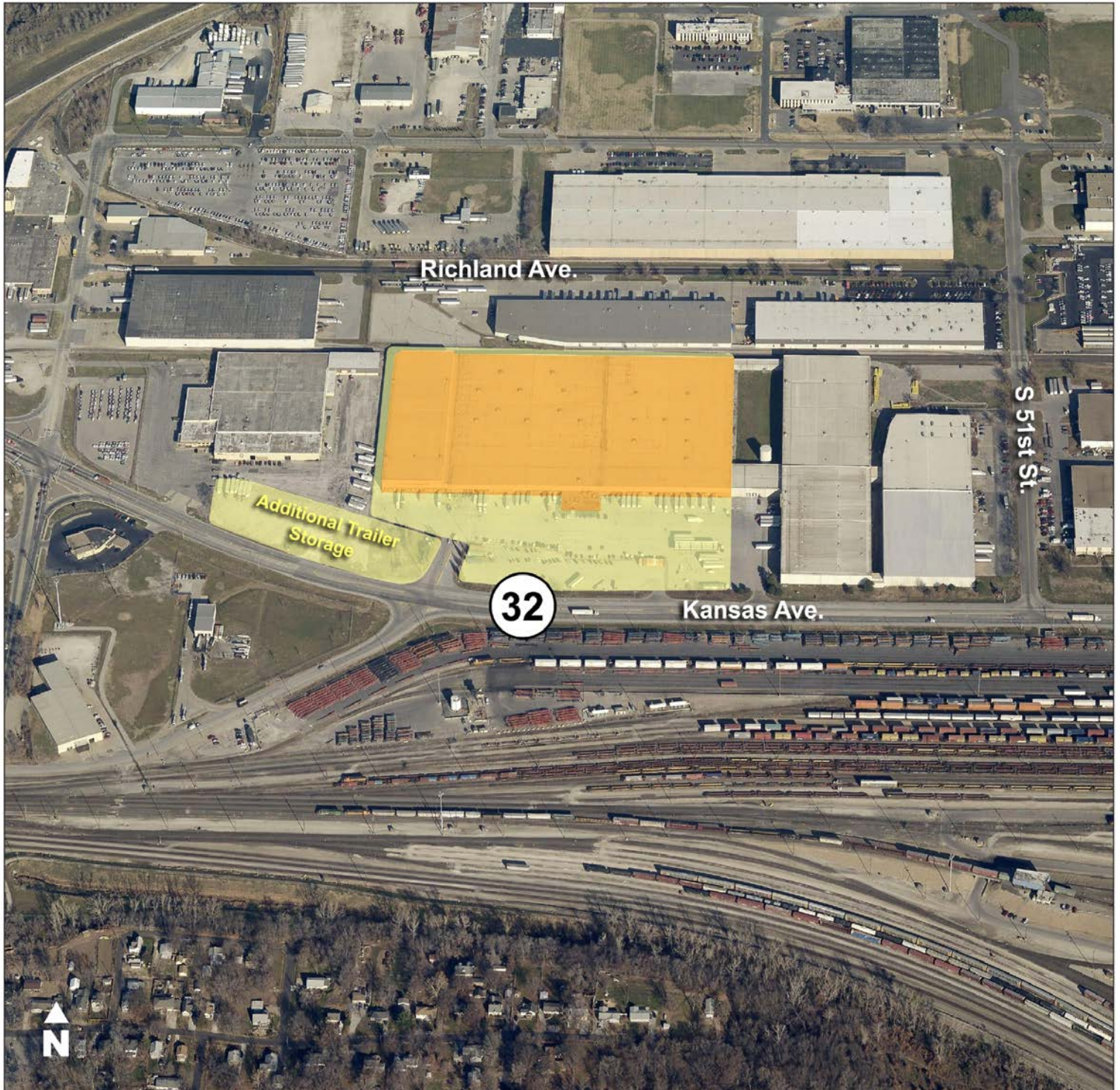


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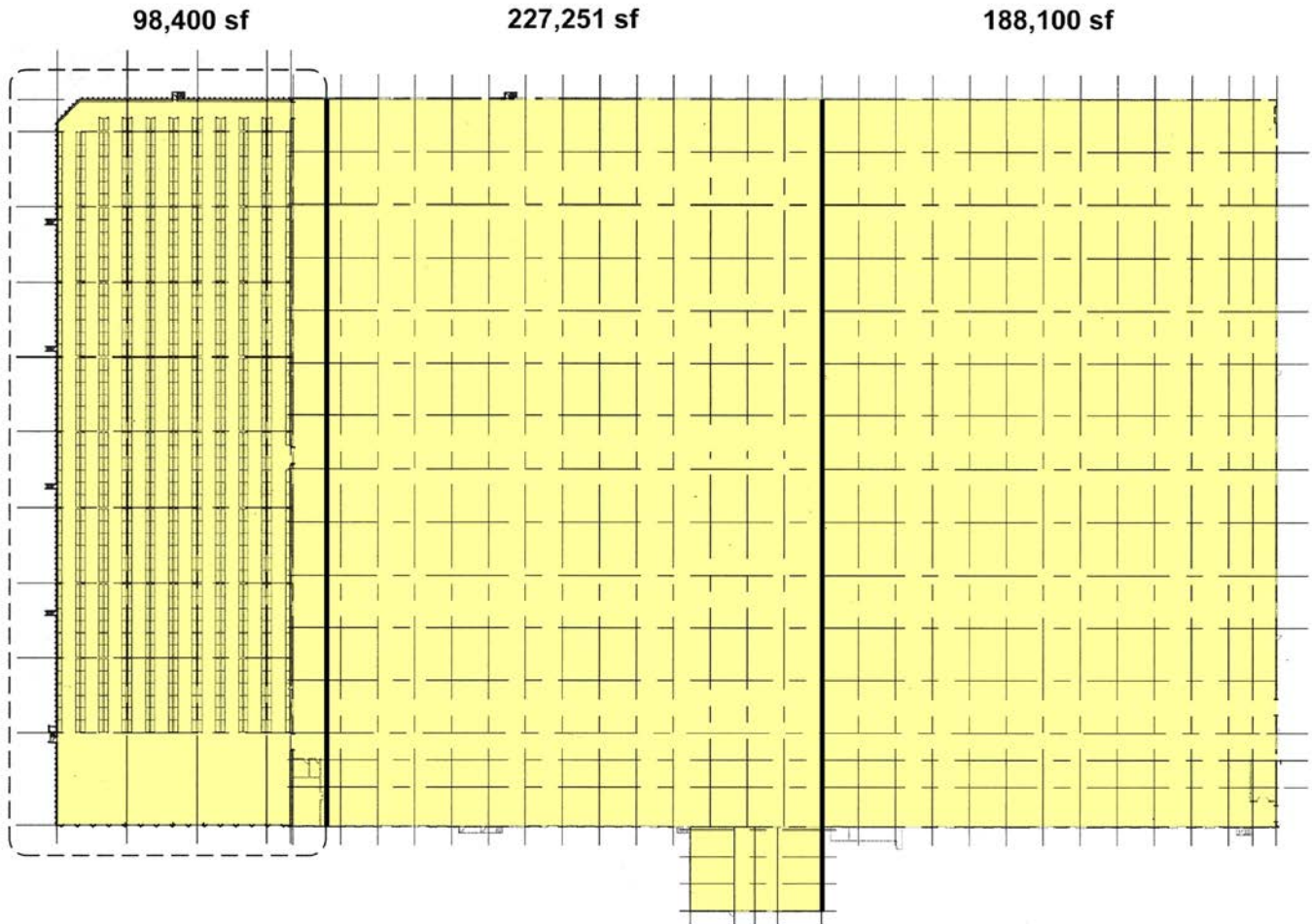
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Potential Leasing Units



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