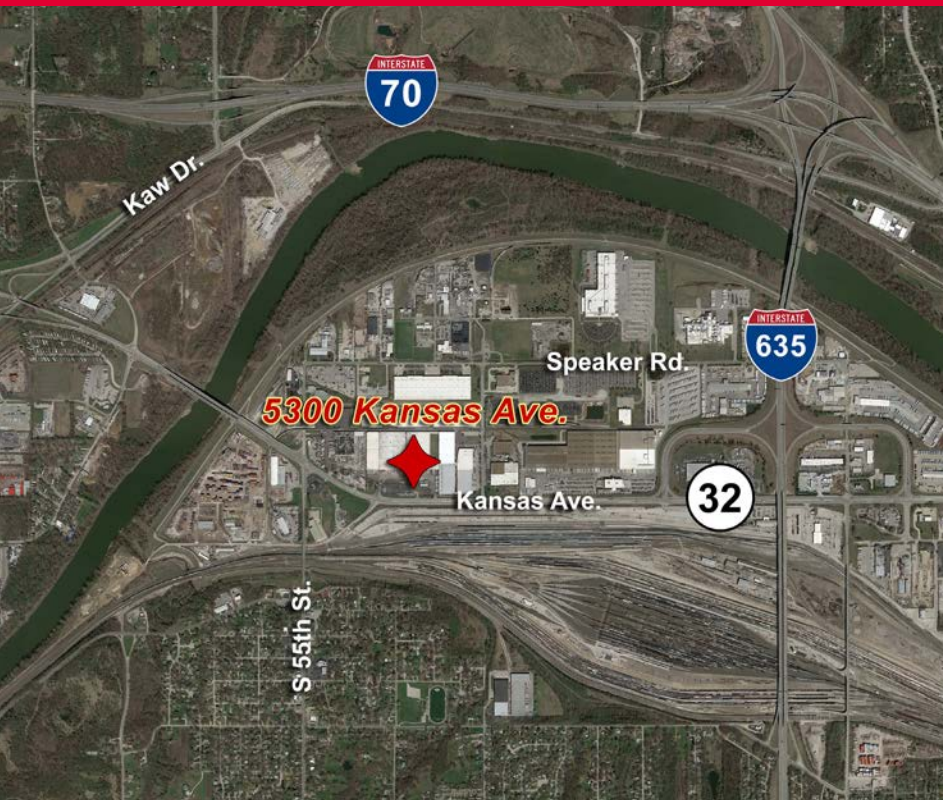


# 5300 Kansas Avenue

Kansas City, Kansas



## Newly Updated Industrial Building For Sale or Lease



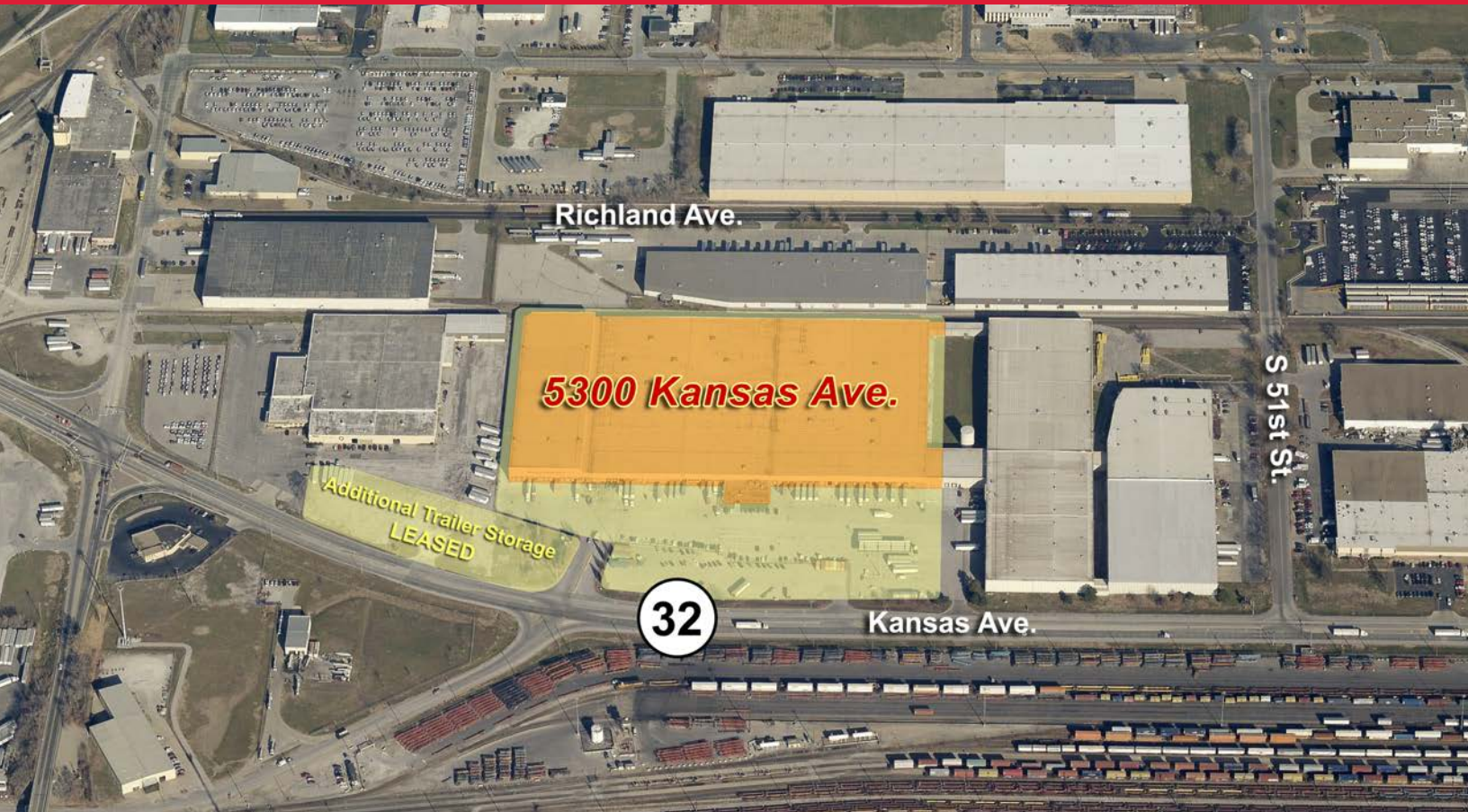
Mark C. Long, SIOR, CCIM, LEED AP 816.512.1011 [mlong@ngzimmer.com](mailto:mlong@ngzimmer.com)

John F. Hassler 816.268.4208 [jhassler@ngzimmer.com](mailto:jhassler@ngzimmer.com)

**Newmark Grubb**  
Zimmer

# 5300 Kansas Avenue

Kansas City, Kansas



**513,751 sf Industrial Space Available, Divisible to 100,000 sf**

## Property Advantages:

- ◆ Among the most centralized locations within the Kansas City metropolitan area
- ◆ Excellent access to I-635 and I-70
- ◆ Designed to serve mid-size tenants in need of modern industrial space
- ◆ For Lease: \$3.50/sf industrial gross
- ◆ For sale: \$14,950,000

## Building Features:

- ◆ 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 TPO roof system, interior and exterior paint, T5 motion sensor lighting and newly resurfaced parking lot

**Newmark Grubb**  
**Zimmer**

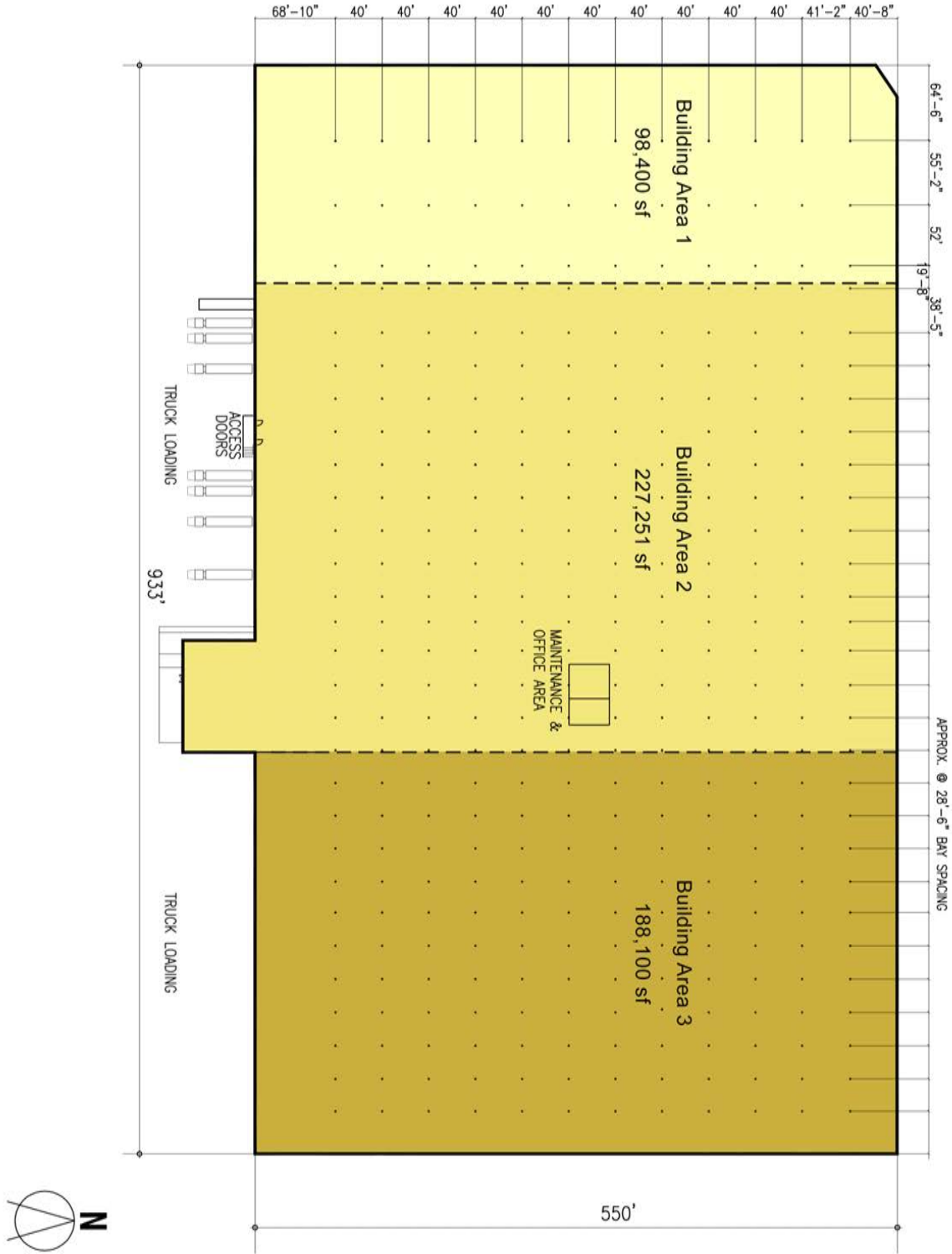
Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally 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.

# 5300 Kansas Avenue

Kansas City, Kansas



## Building Plan:



# 5300 Kansas Avenue

Kansas City, Kansas



## Building Photos:

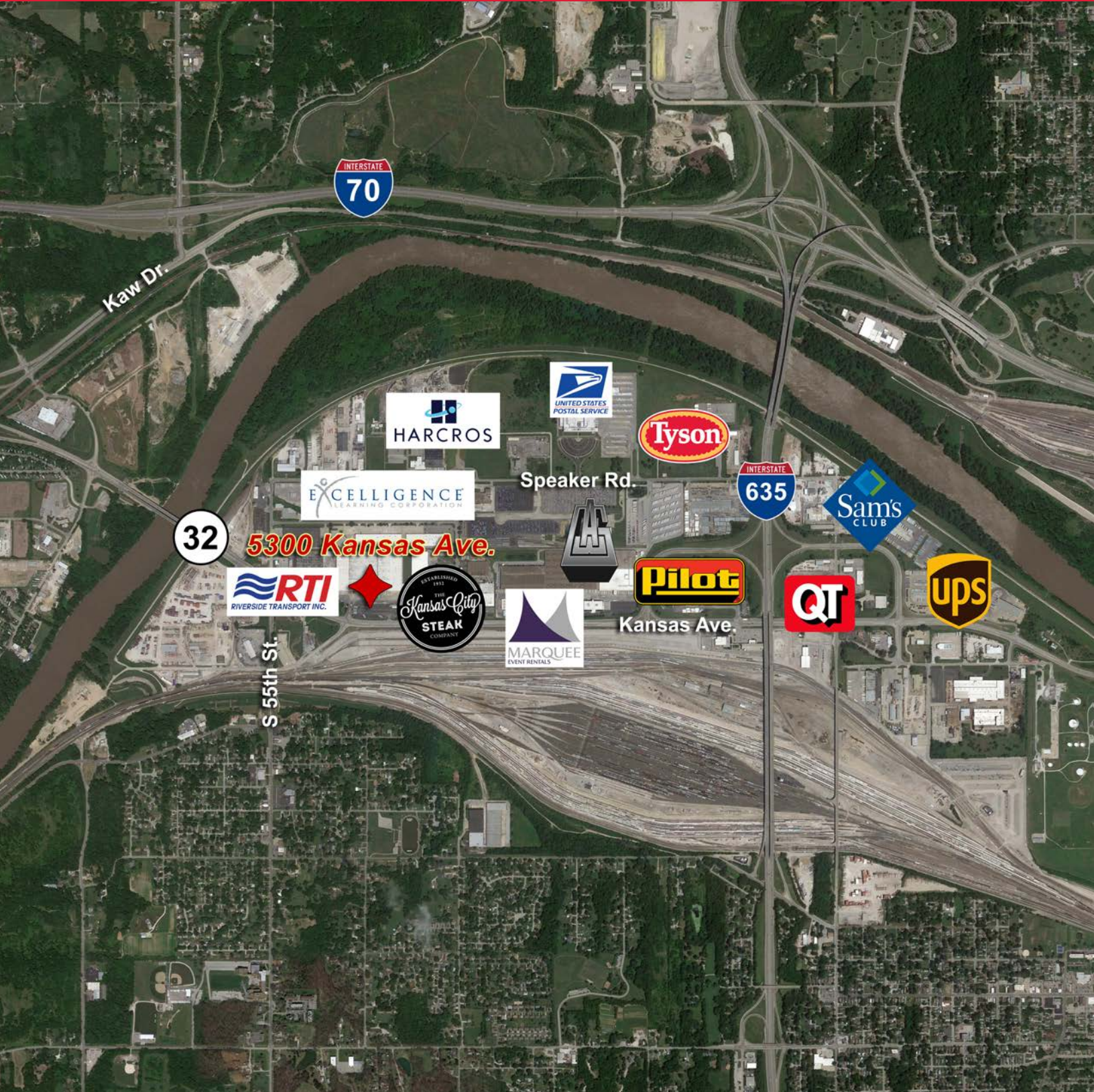


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# 5300 Kansas Avenue

Kansas City, Kansas



## Building Specifications Summary:

Address:	5300 Kansas Ave, Kansas City, Kansas
Land Area:	21.1 acres (building) and 2.75 acres (additional trailer storage area)
Building Type:	Concrete
Office Area:	8,820 (±) primary office
Building Dimensions:	933' width x 550' depth
Column Spacing:	See floor plan
Ceiling Height:	24' - 32' minimum ceiling clearance
Roof Type:	TPO mechanically fastened - New in 2017
Sprinkler System:	ESFR
Floor Slab:	6" - 8" concrete
Loading:	44 fully equipped dock-high loading doors, 1 drive-in door
Auto Parking:	120 (+) car parking stalls
Trailer Parking:	60 trailer storage positions
Pavement:	Concrete truck court with newly resurfaced asphalt parking area
Lighting:	T5 motion sensor lighting
Power:	1600 KBA electrical service, which is separately metered throughout the designated areas

**Mark C. Long, SIOR, CCIM, LEED AP** 816.512.1011 [m-long@ngzimmer.com](mailto:m-long@ngzimmer.com)

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