

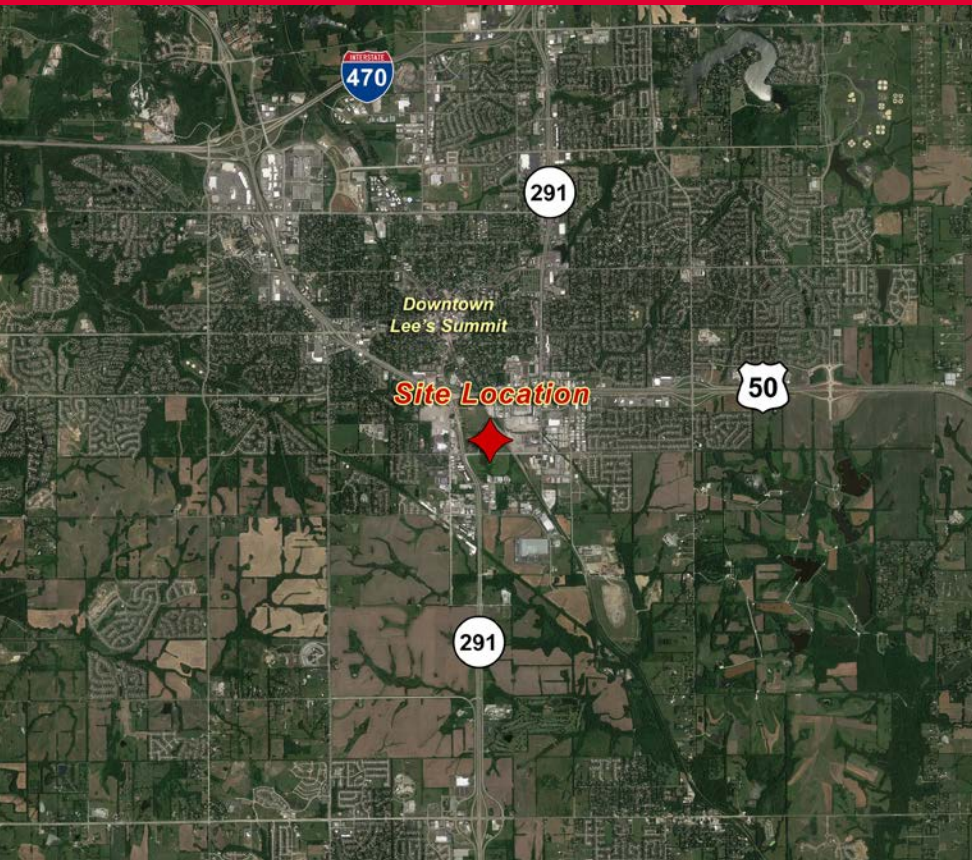


The Grove

291 Highway and Bailey Road, Lee's Summit, Missouri



Building I - 200,000 (±) sf Class A Industrial Spec Building



Currently Under Construction
Delivering for Occupancy Spring 19'

For Information Contact:

Mark C. Long, SIOR, CCIM, LEED AP
816.512.1011
m-long@ngzimmer.com

Scott Bluhm
816.268.4224
sbluhm@ngzimmer.com

Newmark Grubb
Zimmer



Building I - Specifications Summary:

Lease Rate: \$5.50/sf NNN

Tax/CAM/Ins: Tax - Est. \$1.20/sf; CAM - Est. \$0.85/sf; Ins - \$0.07/sf

County: Jackson

Building Area: 203,000 (±) sf

Divisible: 40,000 (±) sf

Dimensions: 310' x 650'

Truck Court: 140' deep, 60' concrete apron

Roof: 45 mil mechanically attached with 15 year warranty

Construction Type: Concrete, tilt-up with architectural glass

Clear Height: 32'

Column Spacing: 50'x50'

Power: 4,000 amp; 480V; 3-phase

Floor: 7" floor slab

Parking Ratio: 1.6 per 1,000

Automobile Spaces: 325

Sprinkler Type: ESFR in warehouse

Dock-High Loading: 20 (+)

Drive-In Loading: Available

Delivering: Spring 2019



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Building I - Site Plan:





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Park Site Plan:

