



FOR LEASE > INDUSTRIAL BUILDING > RAIL SERVED

1101 S 5th Street

KANSAS CITY, KANSAS

JOHN STAFFORD sior | +1 816 556 1184 | [john.stafford@colliers.com](mailto:john.stafford@colliers.com)

ED ELDER | +1 816 556 1135 | [ed.elder@colliers.com](mailto:ed.elder@colliers.com)

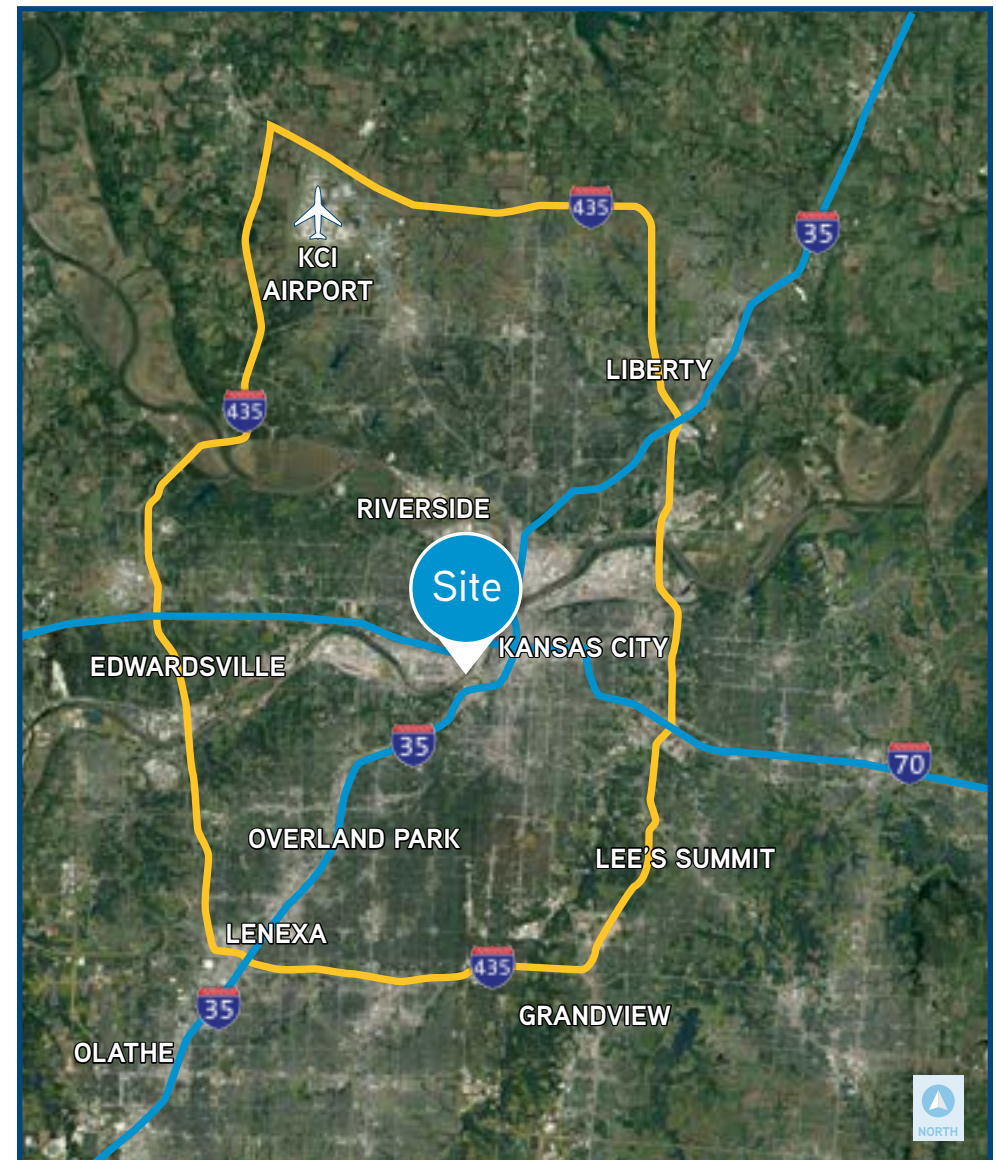


# 1101 S 5th Street

## PROPERTY FEATURES



Building Size:	76,882 SF (divisible)
Land Area:	11.1 acres
Clear Height:	36'
Drive-in Doors:	(2) 12' x 14'
Dock Doors:	(22) 9' x 10' doors; 10 with 40,000 lb levelers, bumpers and dock seals
Rail Doors:	(6) 10' x 10' rail doors
Column Spacing:	55' x 45'
Truck Court:	135'
Auto Parking:	60 striped spaces (expandable)
Trailer Parking:	Additional land available to accommodate
Office:	BTS
Fire Sprinkler:	ESFR
Electric Service:	400 amp 277/480V 3-phase
Warehouse Lighting:	LED
Floor Slab:	6" Reinforced Concrete
Roof:	PEMB Standing Seam
Walls:	14' tilt-up above finish floor with insulated metal wall panel above.
Warehouse Heat:	Gas-fired units to maintain 60° with outside temp of 0°
Rail served:	Kansas City Terminal
Zoning:	M3
Lease Rate:	\$5.00-\$5.50 PSF NNN
Estimated Operating Expense	<ul style="list-style-type: none"><li>» Taxes: \$0.57/SF (10 year tax abatement; fixed PILOT)</li><li>» Insurance: \$0.10/SF</li><li>» CAM: \$0.20/SF</li></ul>





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