

7501 NW 106th Terrace

Kansas City, Missouri 64153

For Lease/Sale



Class A Distribution Center

- 400,828 SF Class A Distribution Center
- 5 Miles to Kansas City International Airport
- Immediate Access to I-29 & I-435
- Nearby Access to I-70, I-635, & I-35
- Foreign Trade Zone (FTZ)
- Expandable Building/Loading/Trailer Storage

For more information:

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

Kale Joyce
816.412.8460
kjoyce@blockllc.com

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Building Specifications

Site Address:	7501 NW 106th Terrace, Kansas City, Missouri 64153
Building Area:	400,828+/- SF (divisible, expandable)
Building Type:	Tilt-Wall Masonry
Building Dimensions:	951'-4" x 421'-4"
Land Area:	36.57+/- acres
Clear Height:	32' minimum
Sprinkler System:	ESFR
Lighting:	LED
Electric Service:	1,600 amp, 480/277v, 3-phase, 4-wire
Column Spacing:	50' x 50' (typical), 50' x 60'-8" speed bays (North & South)
Loading:	Twenty-four (24) dock-high doors (fully equipped, expandable), 2 drive-in doors
Truck Court:	190'+ (full concrete)
Trailer Storage:	124 spaces (expandable)
Car Parking:	109 Spaces
Zoning	M2-3

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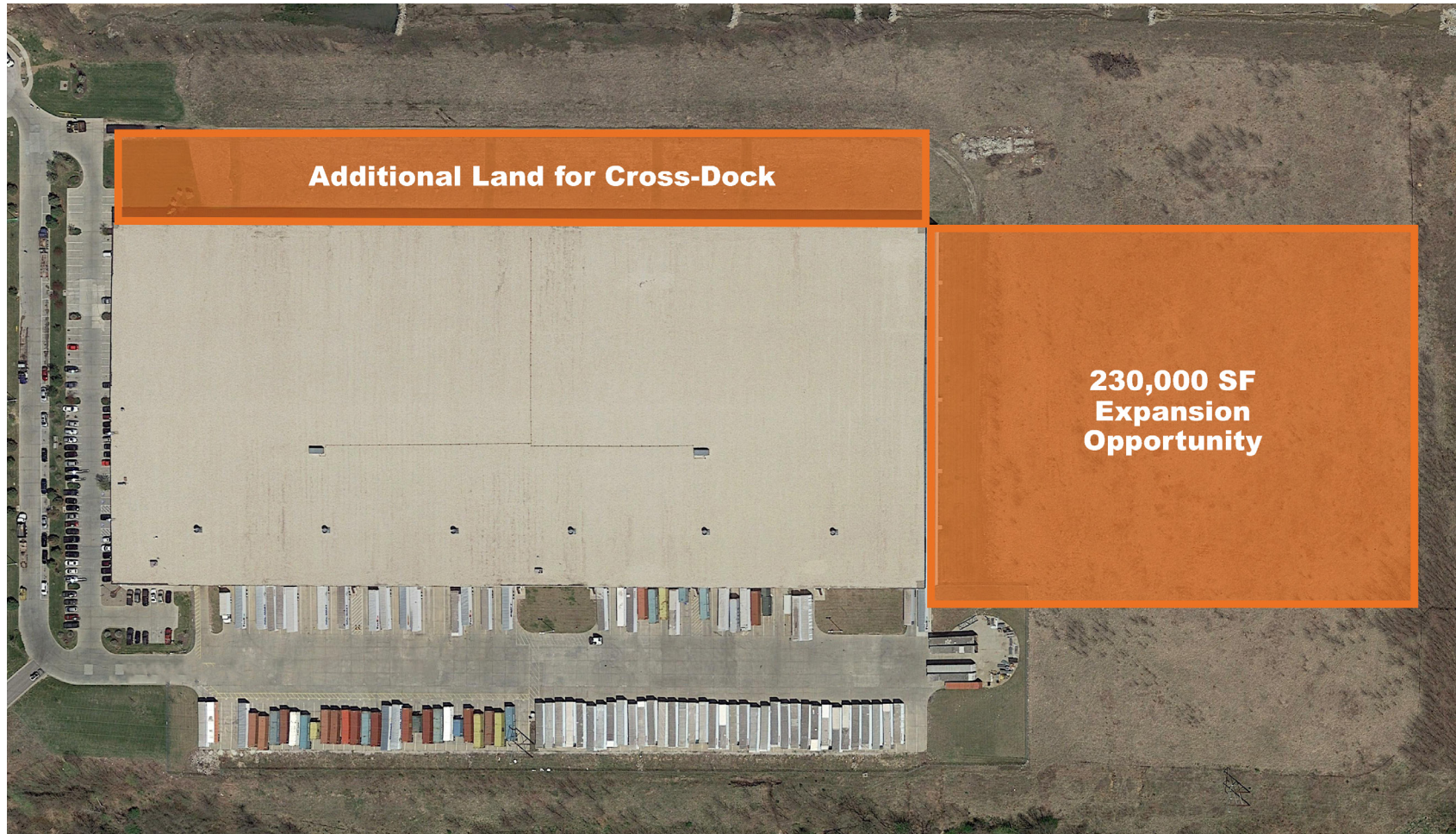
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Site Expansion



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