






**INDUSTRIAL. INTERMODAL. IDEAL.**



building located in park,  
not actual building

## **I-49 BUILDING 6 - 366,600+/- Sq. Ft. AVAILABLE**

-  **INDUSTRIAL** - Class A state-of-the-art facility
-  **INTERMODAL** - Ability to drive to 80% of the US within 3 days; adjacent to Kansas City Southern Rail Intermodal
-  **IDEAL** - Excellent labor pool, foreign trade zone, enhanced enterprise zone

MO-150 & I-49  
Kansas City, MO

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## SPEC BUILDING DETAILS

**Location:** 4001 E 149th Street  
Kansas City, MO  
**Total Building Size:** 366,600± Sq. Ft.  
**Available Space:** 366,600± Sq. Ft.  
**Divisible:** 97,760± Sq. Ft.  
**Office Size:** To Suit  
**Land:** 23.9± Acres  
**Zoning:** M1-5  
**Access to Interstate:** < 1 mile to I-49  
**Year Built:** 2021  
**Construction:** Concrete Tilt-Up  
**Building Dimensions:** 470' x 780'  
**Column Spacing:** 52' Wide x 50' Deep;  
52' x 60' Staging Bays  
**Bay Size:** 24,440 Sq. Ft. (52' x 470')  
**Floor:** 6" Reinforced  
**Clear Height:** 36'  
**Loading:** 37 Docks (9' x 10') - with  
45,000lb mechanical pit  
levelers and knockout  
panels for additional 41  
docks  
**Drive-In Doors:** Four (4) - 12' x 14'  
**Truck Court:** 130' Depth  
**Parking:** 246 Spaces  
**Trailer Stalls:** 124 Trailer Stalls Possible  
and additional 71 for  
future expansion

**Fire Suppression:** ESFR  
**Heating:** Designed for 50° Inside  
at 0° Outside  
**Lighting:** LED light fixtures  
with motion sensors,  
providing an average 25  
foot-candles of light at  
36" above the finished  
floor over an open area  
**Electrical Services:** 3000 Amp 277/480V, 3  
Phase Services; Kansas  
City Power & Light  
**Gas:** Spire  
**Sewer:** KCMO  
**Water:** KCMO  
**Occupancy:** Q4 2021  
**Base Rent:** \$4.25-\$4.50 PSF NNN  
**Operating Expenses:** CAM - \$0.35 PSF  
Ins - \$0.06 PSF  
Taxes - \$0.05 PSF\*

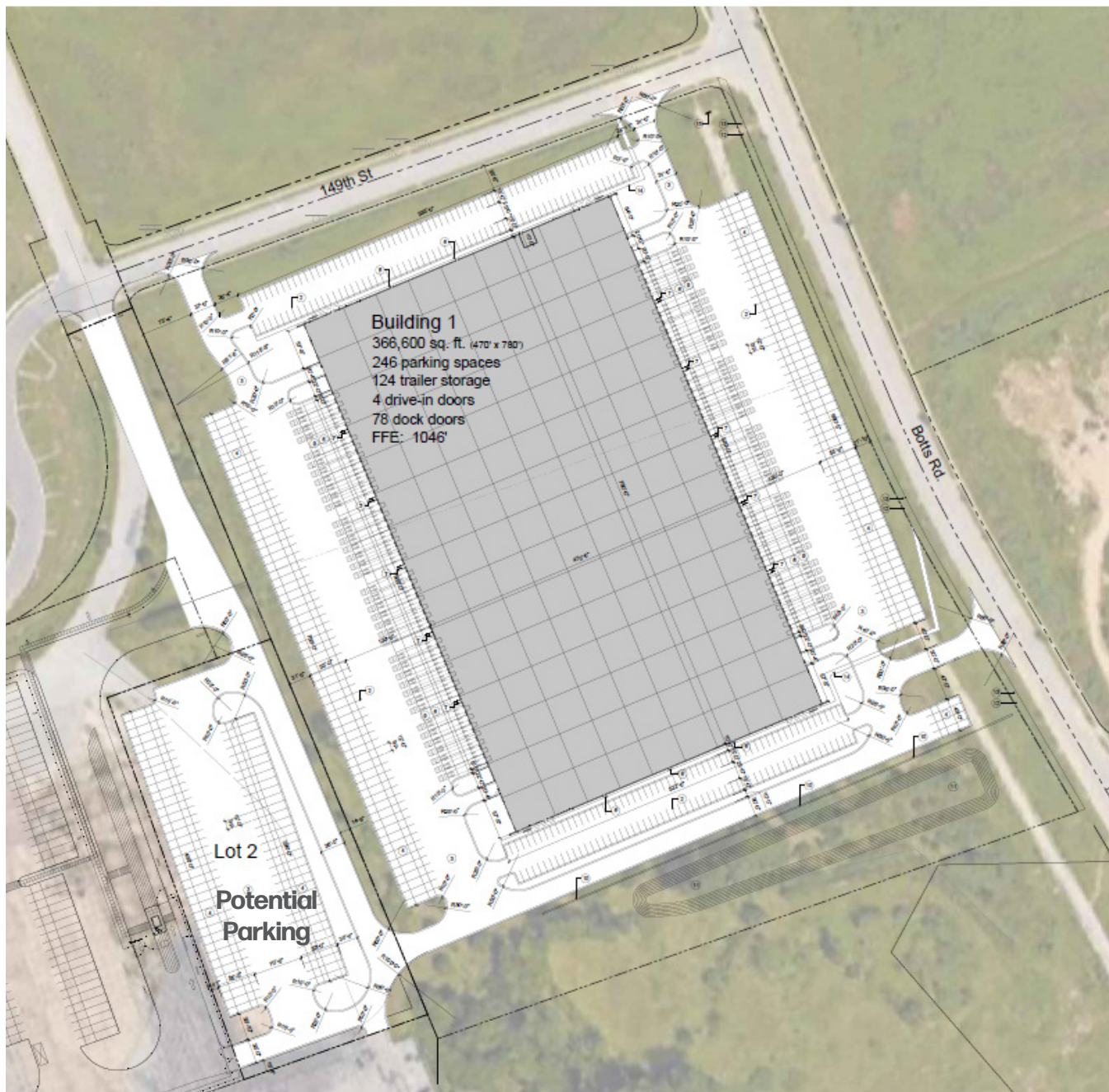
Year	*Abatement
1-10	95%
11	80%
12	75%
13	70%
14	65%
15	60%
16	50%
17	40%
18	30%
19	20%
20	10%

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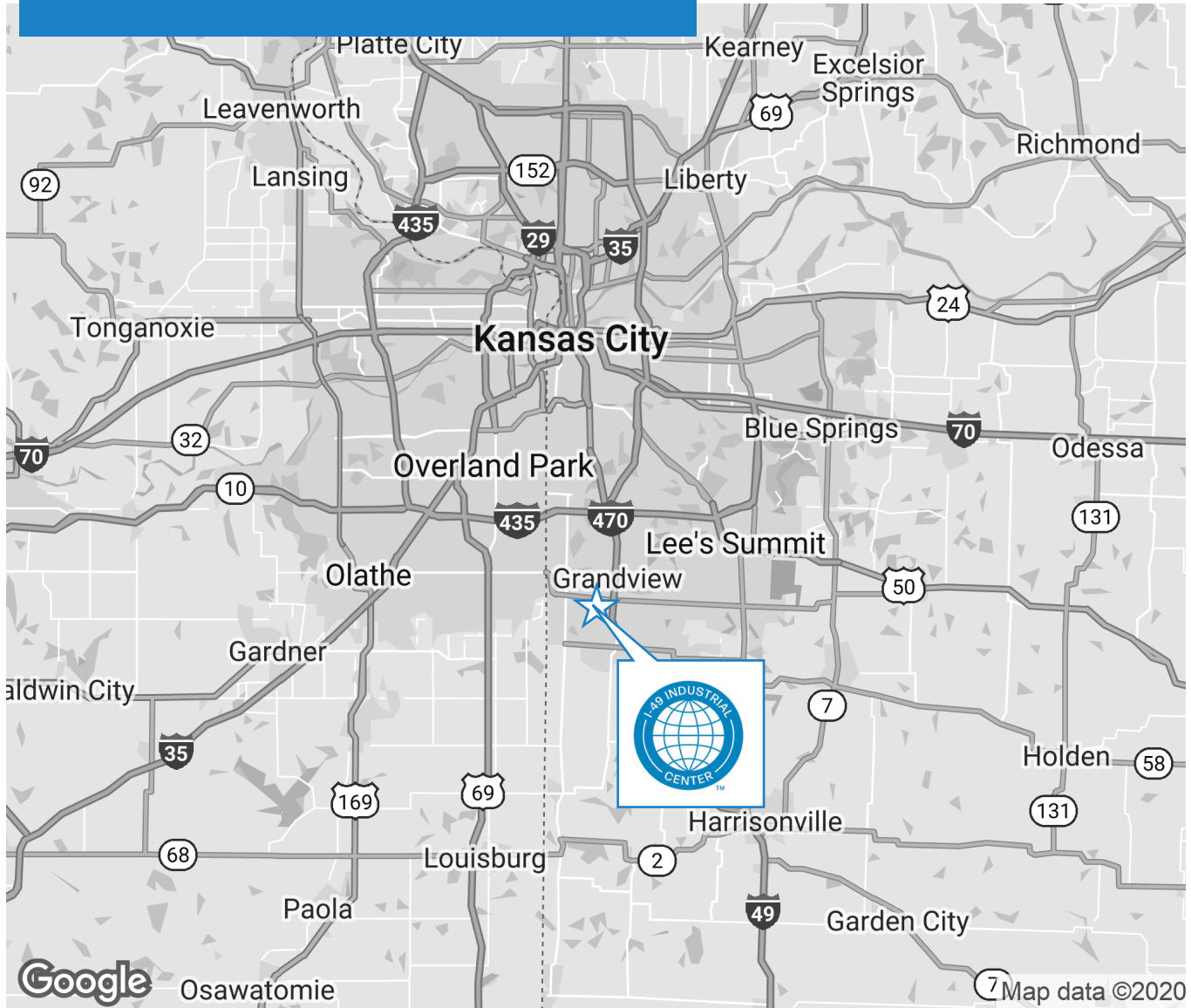




# SITE PLAN



## LOCATION MAP



## FOR MORE INFO, CONTACT:

I-49 & MO 150  
Kansas City, MO

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