



Industrial Building Available

- Warehouse cube can be leased by itself as a secured tenant space of:
 - 158,034± SF, with 2,159 - 5,012± SF of existing office space (can add more office space on mezzanine above or from the low roof section of building)
- Warehouse can operate independent of offices as like in a multi-tenant building
- Total SF of building is 171,683± SF on the floor plus additional mezzanine offices in the warehouse cube of 7,699± SF, for total of 179,382± SF with 26,330± SF offices
- Warehouse has 19 dock doors including 1 inside dock well, 2 drive-ins and 4 rail door

For more information:

Kenneth G. Block, SIOR, CCIM
816.932.5551
kblock@blockllc.com

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

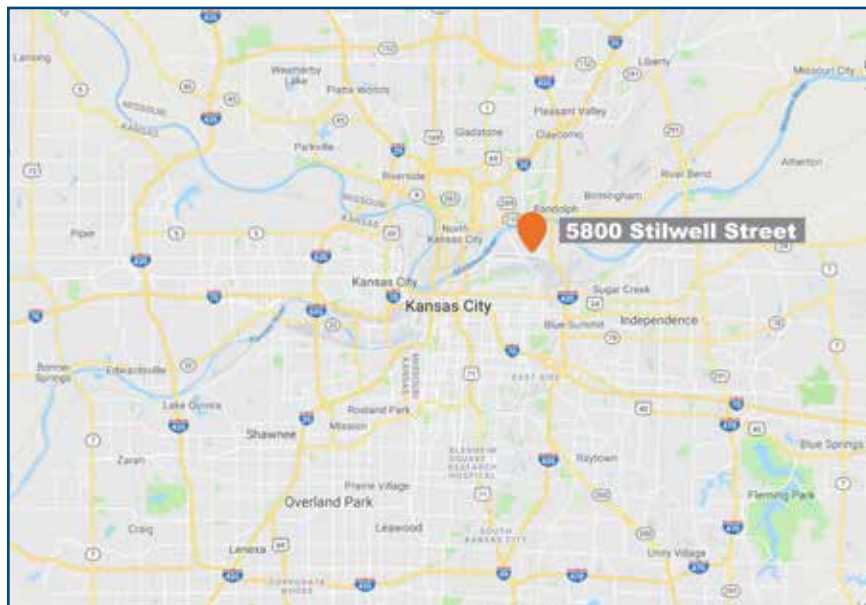
Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

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5800 Stilwell Street

Kansas City, Missouri 64120

For Sale/Lease



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Building Specifications

Rentable Bldg. Area Breakdown: High Roof: 158,034 SF with 2,159 SF up to 5,012 SF office, along with 1,788 SF restroom, breakroom, and additional 7,699 SF mezzanine office (mezzanine is no cost)
Low Roof: 13,649 SF office (independent of high roof)

Land Area: 13.34 Acres - 2 parcels (see Real Estate Tax Parcels)

Real Estate Tax	13-200-01-02-00-0-00-000	472,093 SF	10.84 Acres
Parcels:	<u>13-200-01-36-00-0-00-000</u>	<u>108,900 SF</u>	<u>2.50 Acres</u>
	Totals:	580,993 SF	13.34 Acres

Zoning: M1-5, M3-5, Manufacturing District

Floodplain: According to National Flood Insurance Rate Map Community Panel No. 2901730080B (August 5, 1986), the subject property lies within FEMA Zone B

Construction: Pre-cast concrete & metal panels on a structural steel

Clear Height: 27' - 29' 9"

Sprinklers: Wet system

Column Spacing: 40' E-W x 50' N-S

Electrical: 1,600 Amp, 208/480V, 3ph 4-wire

Lighting: LED lighting with motion sensors

Roof Type: Metal standing seam (tophat - slight slope from middle)

Floor/Foundation: 8' reinforced concrete slab on grade-for heavy rack loading

Heating Type: Radiant (gas-fired at speed bay) & forced-air gas (throughout storage areas)

Building Specifications (cont.)

Year Built:	1980								
Loading:	<p>19 dock-high, 2 drive-in, 4 rail doors (dock doors have vision panels)</p> <p>South side: 13 dock-high (8'w x 10'h with pit levelers and seals) 1 dock-high (8'w x 14'h, 45' recessed w/pit levelers); 1 drive-in (8'w x 10'h ramped)</p> <p>West side: 1 dock-high (8'w x 8'h)</p> <p>East side: 4 dock-high (8'w x 8' h with pit levelers); 1 drive-in (12'w x 9'h ramped)</p> <p>North side: 4 rail doors</p> <p>Docks have locks with lights/trailer lights/seals</p> <p>* Docks 1-7 and 9 have Rite Hite dock levelers. These are 30,000# capacity * Doors 8, 10, 11, and 12 have Kelley dock levelers. These are 40,000# capacity</p>								
Parking:	255 auto (1.4/1,000 SF) lighted and fenced for cars plus tractor parking available								
Rail:	4 rail doors along the north side of the building from the rail spur of the Kansas City Southern Railway with shortline typically operated by KCT (Watco)								
Nets (2019 Est.):	<table> <tr> <td>RE Taxes:</td> <td>\$0.63 PSF</td> </tr> <tr> <td>Ins:</td> <td>\$0.05 PSF</td> </tr> <tr> <td><u>CAM:</u></td> <td><u>\$0.50 PSF</u></td> </tr> <tr> <td>Total:</td> <td>\$1.18 PSF</td> </tr> </table>	RE Taxes:	\$0.63 PSF	Ins:	\$0.05 PSF	<u>CAM:</u>	<u>\$0.50 PSF</u>	Total:	\$1.18 PSF
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<u>CAM:</u>	<u>\$0.50 PSF</u>								
Total:	\$1.18 PSF								
Comments:	<p>Monument signage & Lawn Irrigation</p> <p>Trailer storage/secure fenced parking</p>								

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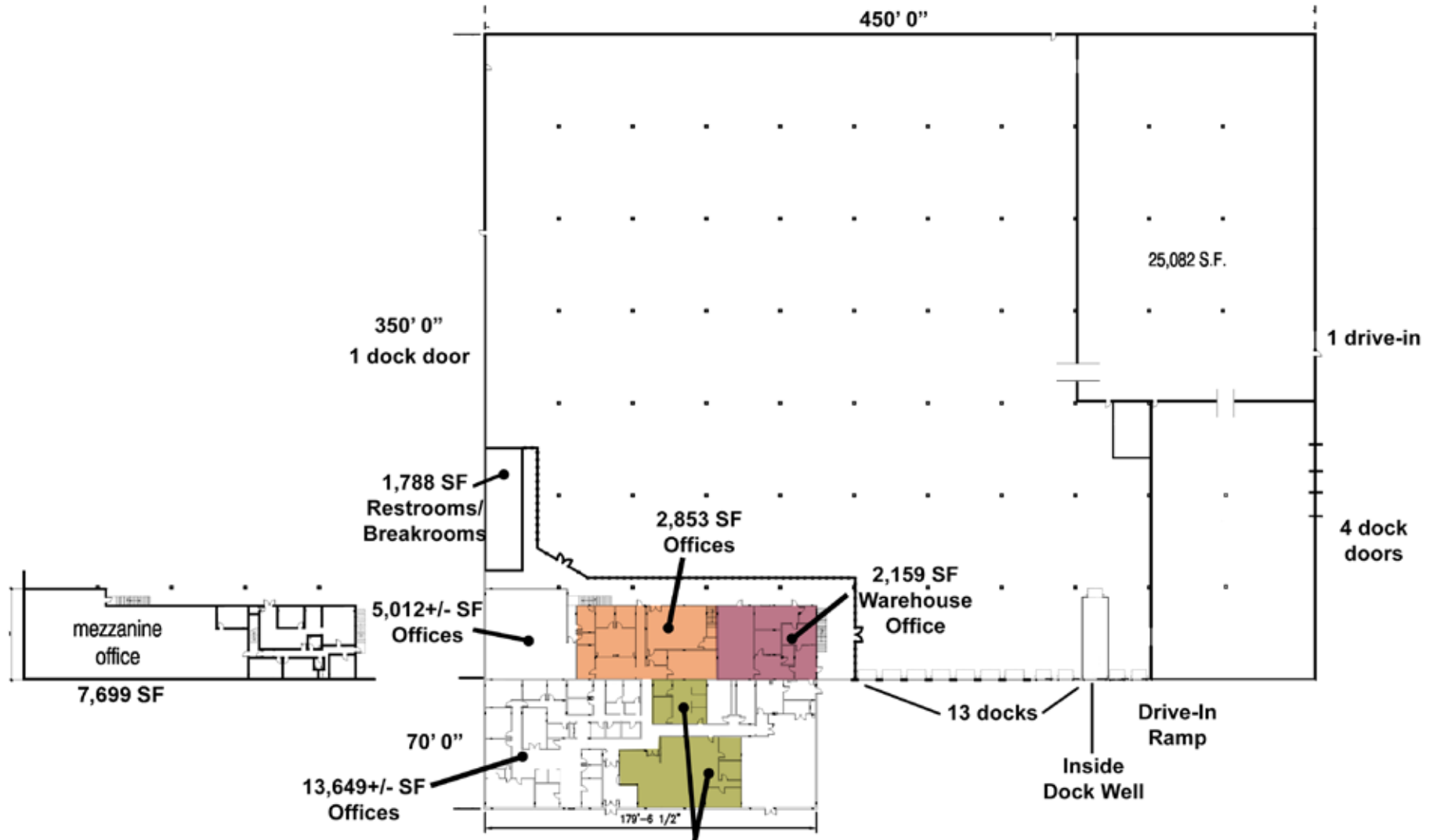
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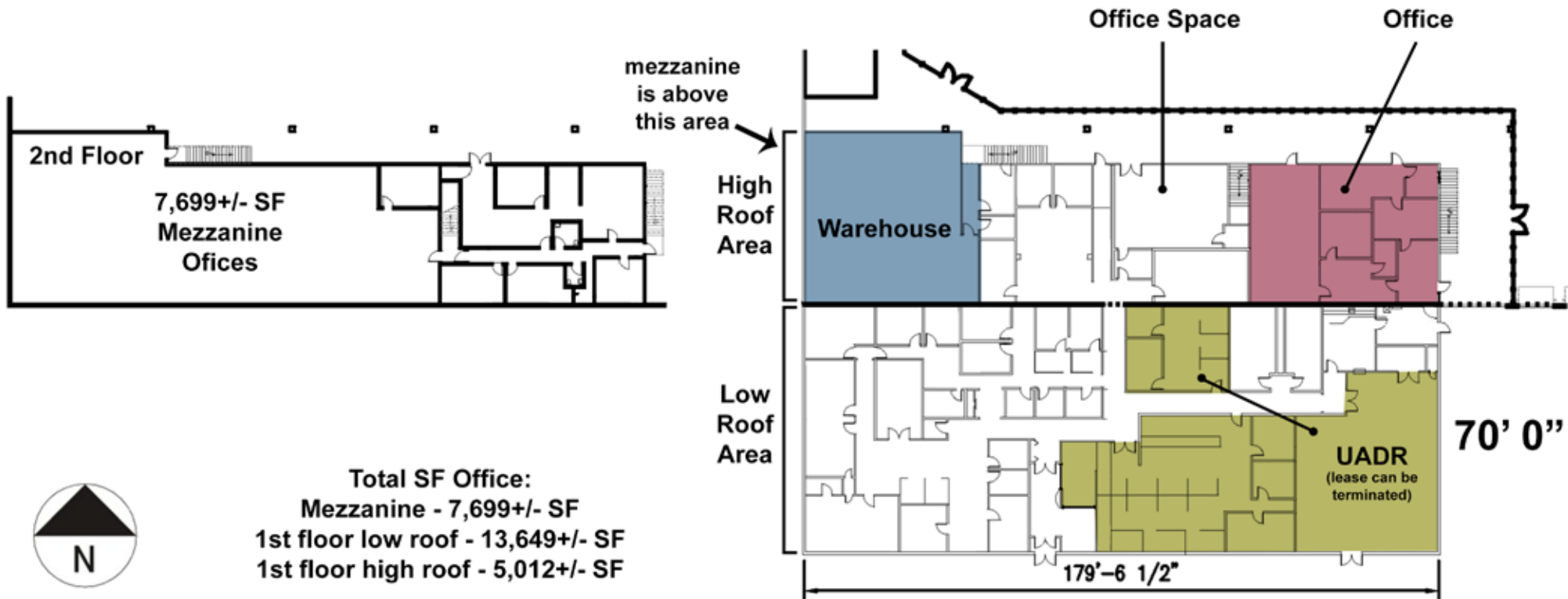
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UADR (plus fenced parking lot on West side of building) - lease can be terminated



Total SF Office:
Mezzanine - 7,699+/- SF
1st floor low roof - 13,649+/- SF
1st floor high roof - 5,012+/- SF

Potential Multi-Tenant Options/Concept Plan

