

5440 KANSAS AVENUE
KANSAS CITY, KANSAS 66106

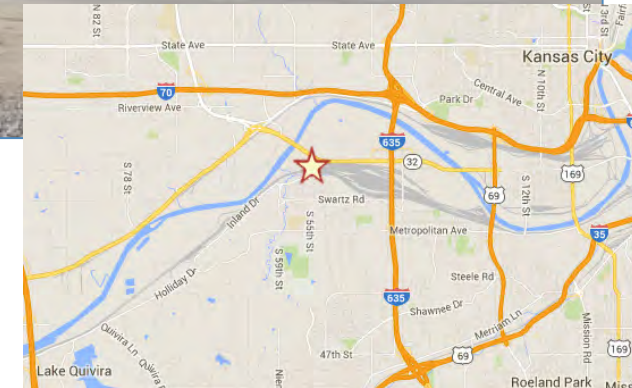
INDUSTRIAL FOR SALE OR LEASE | 30,000± SF AVAILABLE

PROPERTY FEATURES

- **Crane-served, steel-handling building**
- Three, 5-ton bridge cranes
- **Heavy power: 825-amp | 480-volt | 3-phase**
- **Fenced outside storage**
- Seven oversized, drive-in doors
 - 14' x 16' (3)
 - 14' x 17' (3)
 - 20' x 18' (1)
- Clear height 24'-26'
- Forced air/gas in office; no HVAC in warehouse
- Built in 1984

ADDITIONAL INFO

TOTAL SIZE	30,000± SF 1,800± SF Office Space 1.8 Acres
SALE PRICE	\$1,170,000.00
LEASE RATE	\$4.50 PSF Net \$0.09 PSF Insurance \$1.15 PSF Taxes
TIMING	Immediately



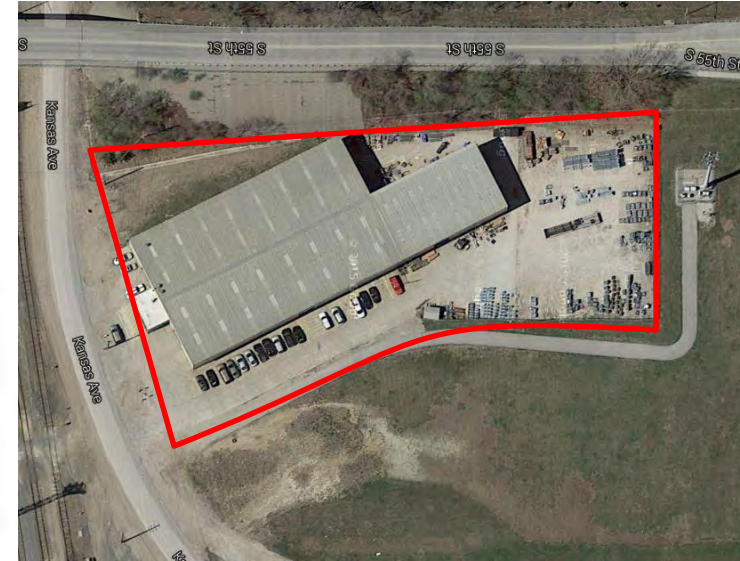
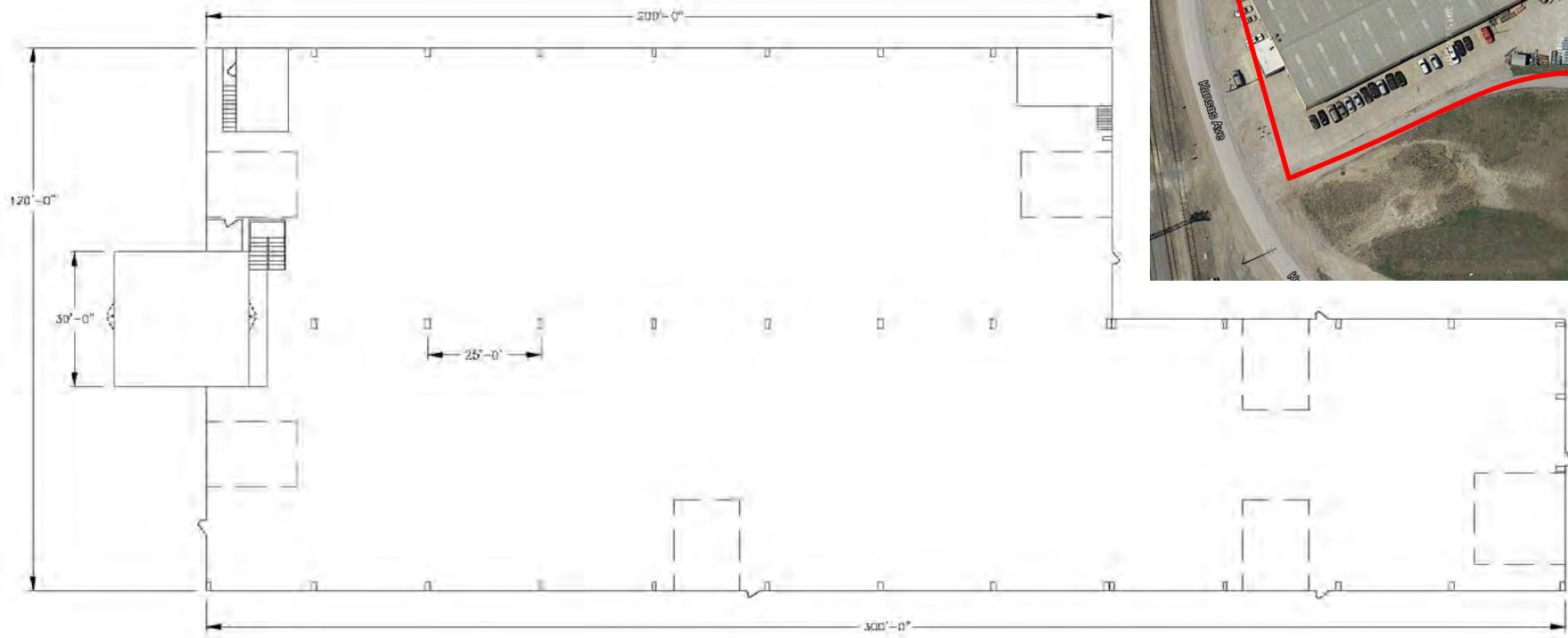
For more information, please contact:

MATTHEW SEVERNS, CCIM
Industrial Brokerage
816.936.8543 direct
mseverns@kessingerhunter.com

KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
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TRACT 1:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF RANGE 13, COUNTY OF WYANDOTT, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 77°36' EAST, 169.5 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THE WEST LINE OF SAID QUARTER SECTION HAVING AN ASSUMED BEARING OF NORTH 00°14' WEST, SAID POINT BEING 36.33 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 27°05'01" WEST, 198.58 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF 55TH STREET AS NOW SHOWN ON THE SURVEY OF SAID SECTION 13;

THENCE NORTH 04°03' WEST 291.73 FEET, ALONG SAID EAST RIGHT-OF-WAY LINE, TO A POINT 56.58 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 89°56'39" EAST 178.55 FEET; THENCE SOUTH 00°14' 00" EAST 211.50 FEET, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 27°05'01" EAST 222.32 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 222.00 FEET, THE SAID CURVE WITH SAID TANGENT BEARING SOUTH 61°49'48" WEST 72.03 FEET; THENCE SOUTH 76°37' WEST, 106.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.

TRACT 2:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 24 EAST OF RANGE 13, COUNTY OF WYANDOTT, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: NOTE: THE BEARING SYSTEM IN THE FOLLOWING DESCRIPTION IS ORIENTED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 BEING NORTH 00°14'00" WEST. COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 77°36'00" EAST 169.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF KANSAS AVENUE, AS NOW ESTABLISHED; THENCE NORTH 16°37'00" EAST 106.00 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 222.00 FEET, SAID POINT ALSO BEING THE "TRUE POINT OF BEGINNING"; THENCE NORTH-EASTERLY 72.35 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°40'18" AND A CHORD BEARING NORTH 61°49'00" EAST 72.03 FEET; THENCE SOUTH 27°05'01" EAST 11.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID KANSAS AVENUE, SAID POINT BEING A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 189.00 FEET, THENCE SOUTHWESTERLY 70°47'49" ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°38'23" AND A CHORD BEARING SOUTH 70°47'49" WEST 72.70 FEET, TO THE "TRUE POINT OF BEGINNING" OF THE TRACT HEREIN, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.

NOTES

- 1) SUBJECT PROPERTY CONTAINS 80,481 SQUARE FEET (1.85 ACRES), MORE OR LESS.
- 2) THIS SURVEY IS URBAN CLASSE.
- 3) INFORMATION SHOWN HEREON IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-478914KCTY, DATED MARCH 10, 2011.
- 4) BUILDING FOOTPRINT CONTAINS 30,859 SQUARE FEET, MORE OR LESS.
- 5) THE KCPAL EASEMENT IN BOOK 918, PAGE 321, IS APPROXIMATE IN NATURE AND CAN NOT BE PLOTTED. IT DOES NOT APPEAR TO BE IN USE.
- 6) THE HIGHWAY RIGHT-OF-WAY IN BOOK 1148, PAGE 61, DOES NOT AFFECT SUBJECT PROPERTY.
- 7) THE RIGHT OF ACCESS TO HIGHWAY K-132 IN BOOK 3823, PAGE 633, DOES NOT AFFECT SUBJECT PROPERTY.

LEGEND

- A = ARC LENGTH
- R398.48 = RADIUS
- M= MEASURED
- R = RECORD
- ▲ FOUND CHISELED CROSS
- FOUND 5/8" SQUARE BAR
- FOUND 1/2" BAR
- ⊗ GAS METER
- ⊗ CLEAN-OUT
- ⊗ POWER POLE
- ⊗ PIPE BOLLARD
- ⊗ MANHOLE
- ⊗ FIRE HYDRANT

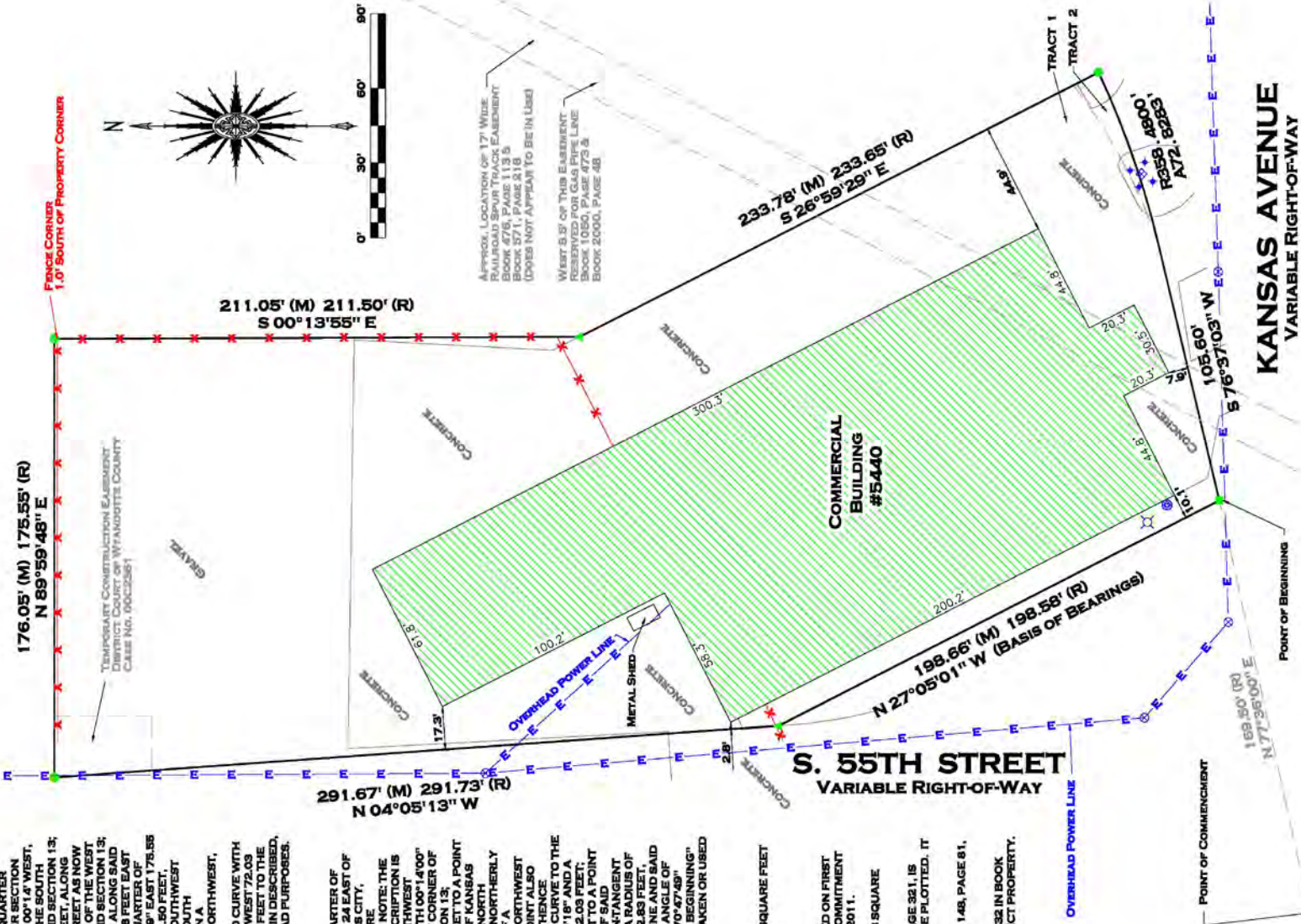
SURVEYOR'S CERTIFICATION

TO SUNSET RIDGE PROPERTIES, L.L.C., A KANSAS LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.08 FEET.

JOHN W. RENNER P.L.S. NO. 872 DATE



JOHN RENNER
LAND SURVEYOR
205 W. 65TH STREET
SUITE 201
KANSAS CITY, MO 64113
816-333-8841
JOB NO. 3-11-034
FIELD WORK: 3-23-2011
REVISED:



APPROX. LOCATION OF 17' WIDE RAILROAD SPUR TRACK EASEMENT FROM THE SOUTHWEST CORNER OF BLOCK 5711, PAGE 318 (BOOK 20000, PAGE 48) (DOES NOT APPEAR TO BE IN USE)

WEST 5' OF THIS EASEMENT BELONGS TO THE EASTERS LINE FROM 10320 GARDEN & BLOCK 20000, PAGE 48

KANSAS AVENUE
VARIABLE RIGHT-OF-WAY

S. 55TH STREET
VARIABLE RIGHT-OF-WAY

COMMERCIAL BUILDING #5440

FRONT CORNER 1.0' SOUTH OF PROPERTY CORNER

TEMPORARY CONSTRUCTION EASEMENT DISTRICT COURT OF WYANDOTT COUNTY CASE NO. 0422581

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