

47,185 SF Industrial Space Available
Lease Rate: \$4.50 PSF NNN

Property Highlights

- Located at “main & main” of the Kansas City industrial market, the Lackman Business Center is surrounded by an abundance of amenities and offers immediate access to Interstates 435 and 35
- The well-maintained property features good clear heights and ample loading
- Clear height of 30’ with typical column spacing of 45’ x 48’
- 9 docks, 1 van-high door

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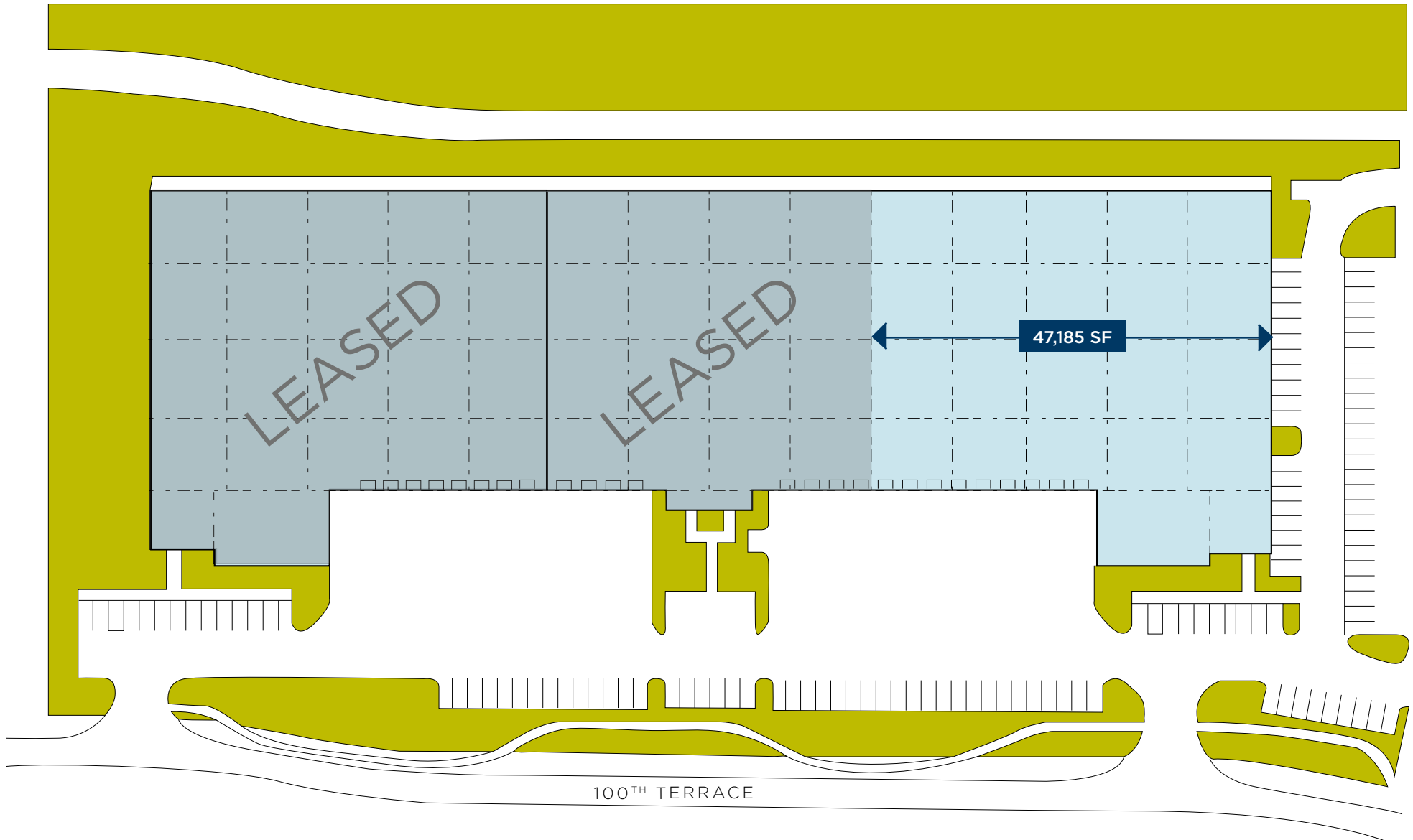
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Property Highlights

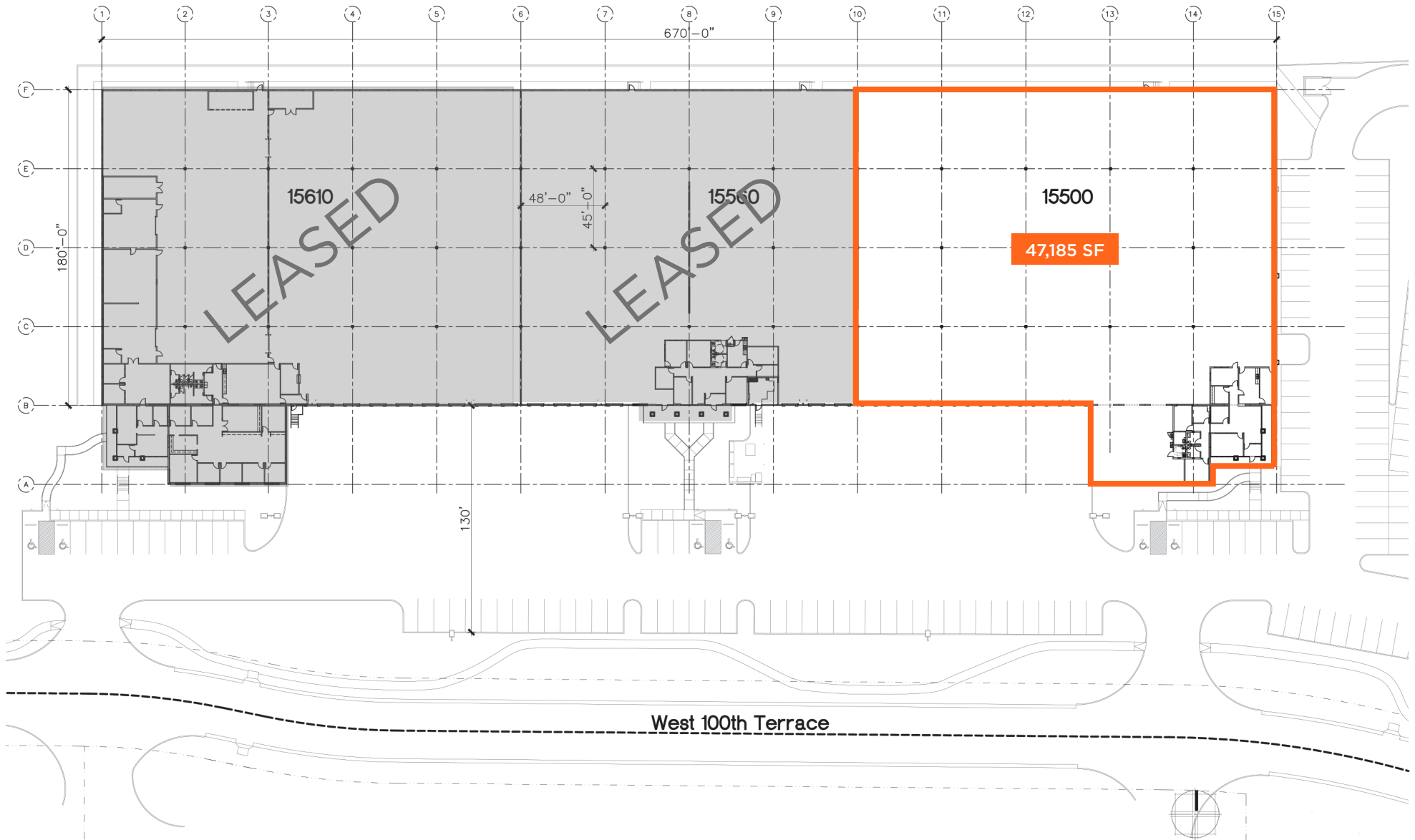
Address	15500-15610 W. 100th Terrace
Availability	47,185 SF 5,000 SF Office
CONSTRUCTION	
Construction	Precast concrete; tilt wall panels
Roof Type, Age	TPO, 2015
Fire Protection	ESFR
Interior Lighting	T-5
HVAC	Gas-fired unit heaters; air-conditioned office
PROPERTY FEATURES	
Site Area	8.13 Acres
Zoning	BP-2, Planned Manufacturing District
Year Built	2000
Clear Height	30'
Column Spacing	45' x 48'
Loading	9 docks, 1 van-high door
Building Depth	180'
Truck Court Depth	130'
Car Parking	1.1 per 1,000 SF
Power	277/480v 1,600-3,000 amps
Rate	\$4.50 PSF
Nets	Taxes: \$1.85 Insurance: \$0.03 CAM: \$0.38 Total: \$2.26 PSF



Site Plan



Floor Plan



Location Aerial



Location Map

