

2830 - 2832 ROE LANE
KANSAS CITY, KANSAS 66103

OFFICE/WAREHOUSE FOR LEASE



COMMERCIAL REAL ESTATE
INDEPENDENTLY OWNED AND OPERATED

***TWO CONTIGUOUS SUITES CONSISTING OF 2,944± SF AND 3,200± SF AVAILABLE
CONTIGUOUS SUITES TOTAL - 6,144± SF***



PROPERTY FEATURES

- For Lease
 - » Suite 2830 2,944± SF
 - » Suite 2832 3,200± SF
 - » Suites 2830-2832 6,144± SF
- 16' - 16'10" clear height
- Dock-high loading
- Separately metered and demised suites (2 existing openings between Suite 2830 and Suite 2832)
- M-2 (General Industrial) zoning
- Good access to I-35, I-635, and I-70
- Landlord is responsible for parking lot snow removal, water, and landscaping

ADDITIONAL INFORMATION Total Available for Lease - 6,144± SF

Available Suites

2830 - 2832 Roe Lane	6,144± SF 4,244± SF warehouse with 1,900± SF office \$7.25 PSF or \$3,712/M plus utilities
2832 Roe Lane	3,200± SF 2,000± SF warehouse with 1,200± SF office \$7.25 PSF or \$1,933.33/M plus utilities
2830 Roe Lane	2,944± SF 2,244± SF warehouse with 700± SF office \$7.25 PSF or \$1,778.67/M plus utilities
CAM	Above rental rates are inclusive of CAM

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL WATSON

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2830 - 2832 Roe Lane

AVAILABLE SPACE	6,144± SF
WAREHOUSE	4,244± SF
OFFICE SPACE	1,900± SF
LOADING	2 dock-high doors
ELECTRICAL	<ul style="list-style-type: none">• 200 amp, 208 volt, 3 phase
LEASE RATE	\$7.25 PSF Gross/\$3,712 per month plus utilities
COMMENTS	<ul style="list-style-type: none">• No Common Area Maintenance

2832 Roe Lane

AVAILABLE SPACE	3,200± SF
WAREHOUSE	2,000±
OFFICE SPACE	1,200± SF
LOADING	1 dock-high door
ELECTRICAL	100 amp, 208 volt, 3 phase
LEASE RATE	\$7.25 PSF Gross/\$1,933.33 per month plus utilities
COMMENTS	<ul style="list-style-type: none">• No Common Area Maintenance

2830 Roe Lane

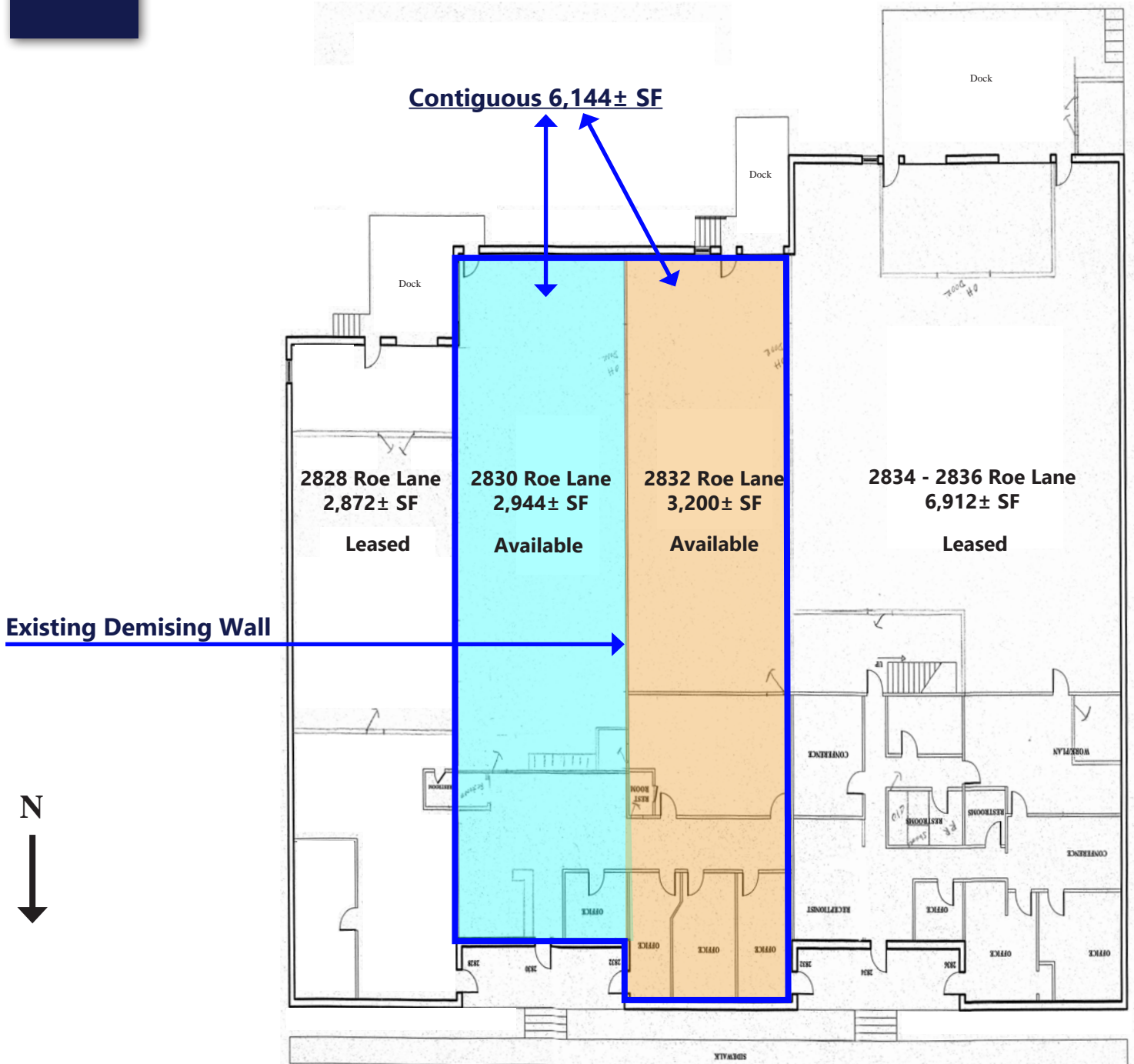
AVAILABLE SPACE	2,944± SF
WAREHOUSE	2,244± SF
OFFICE	700± SF
LOADING	1 dock-high door
ELECTRICAL	100 amp, 208 volt, 3 phase
LEASE RATE	\$7.25 PSF Gross/\$1,778.67 per month plus utilities
COMMENTS	<ul style="list-style-type: none">• No Common Area Maintenance

*Landlord is responsible for parking lot snow removal, water, and landscaping

*All suites separately metered

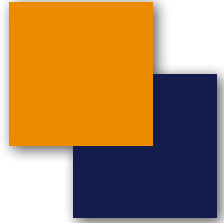
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Floor Plan

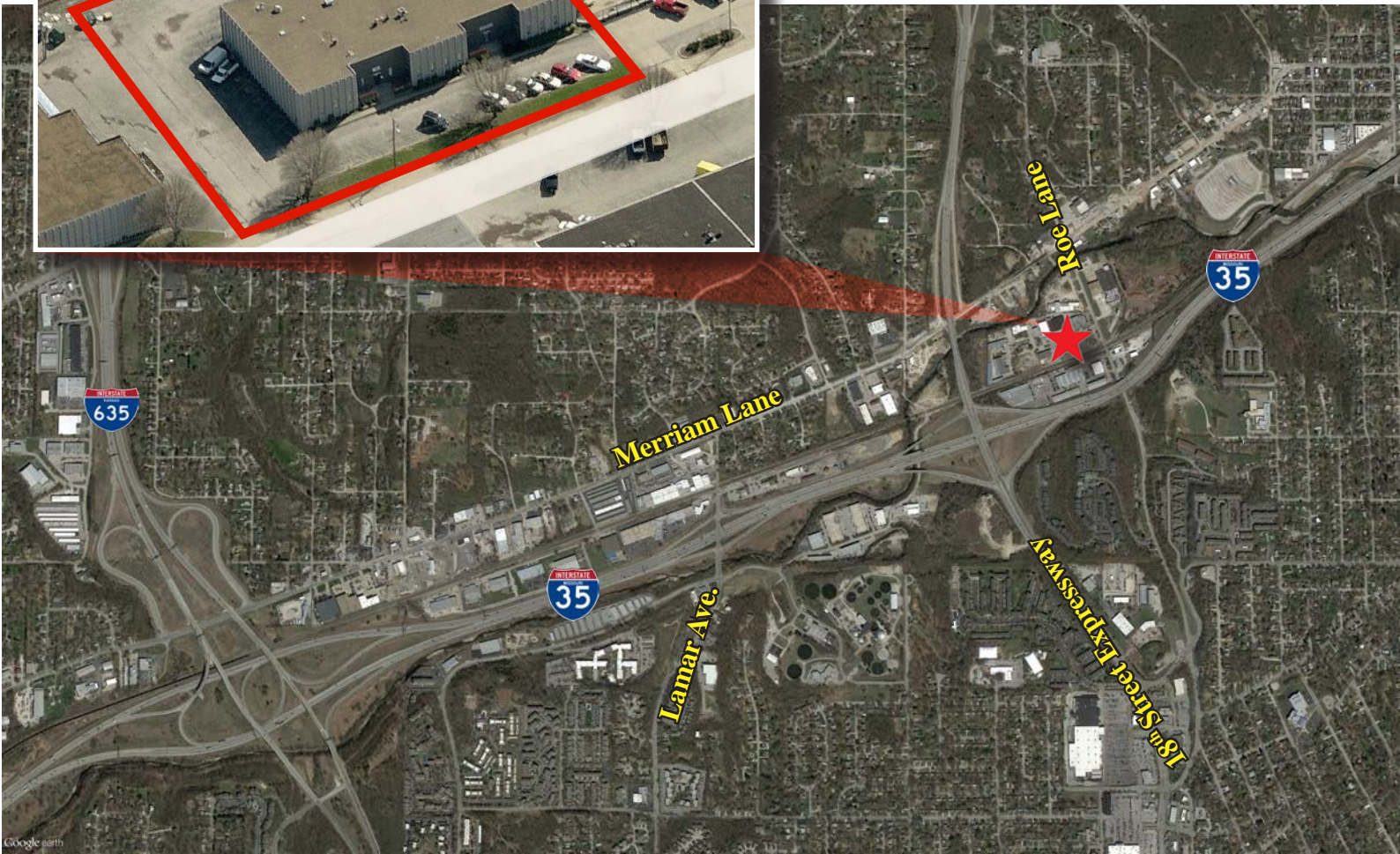


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