

12,000 SF With Interstate-635 Visibility!



72,800 Cars Per Day!

- 12,000 SF warehouse/showroom available!
- 3 drive-in doors
- Immediate access to I-635, I-35 and I-70
- I-635 visibility - 72,800 cars per day
- End-cap space with heavy power; ample-parking

For more information:

Zach Hubbard, SIOR
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Kale Joyce
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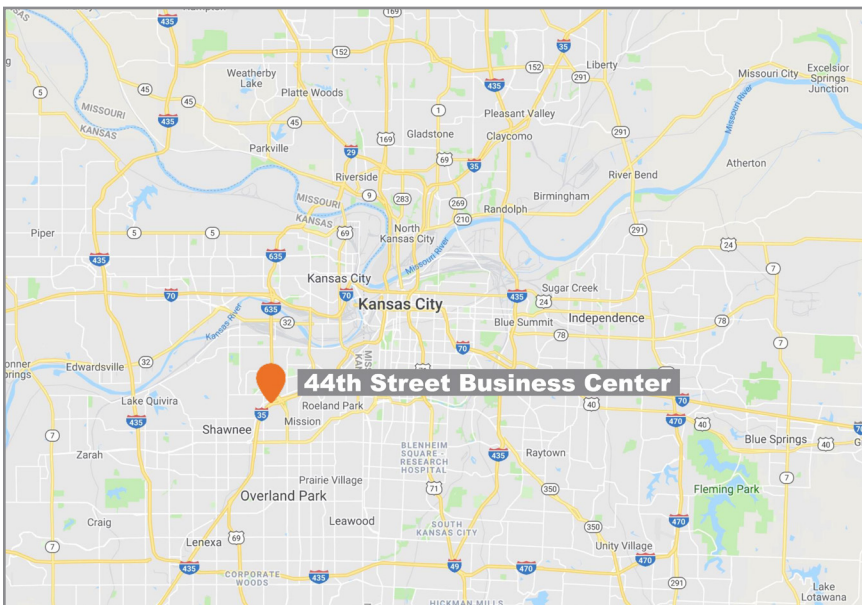
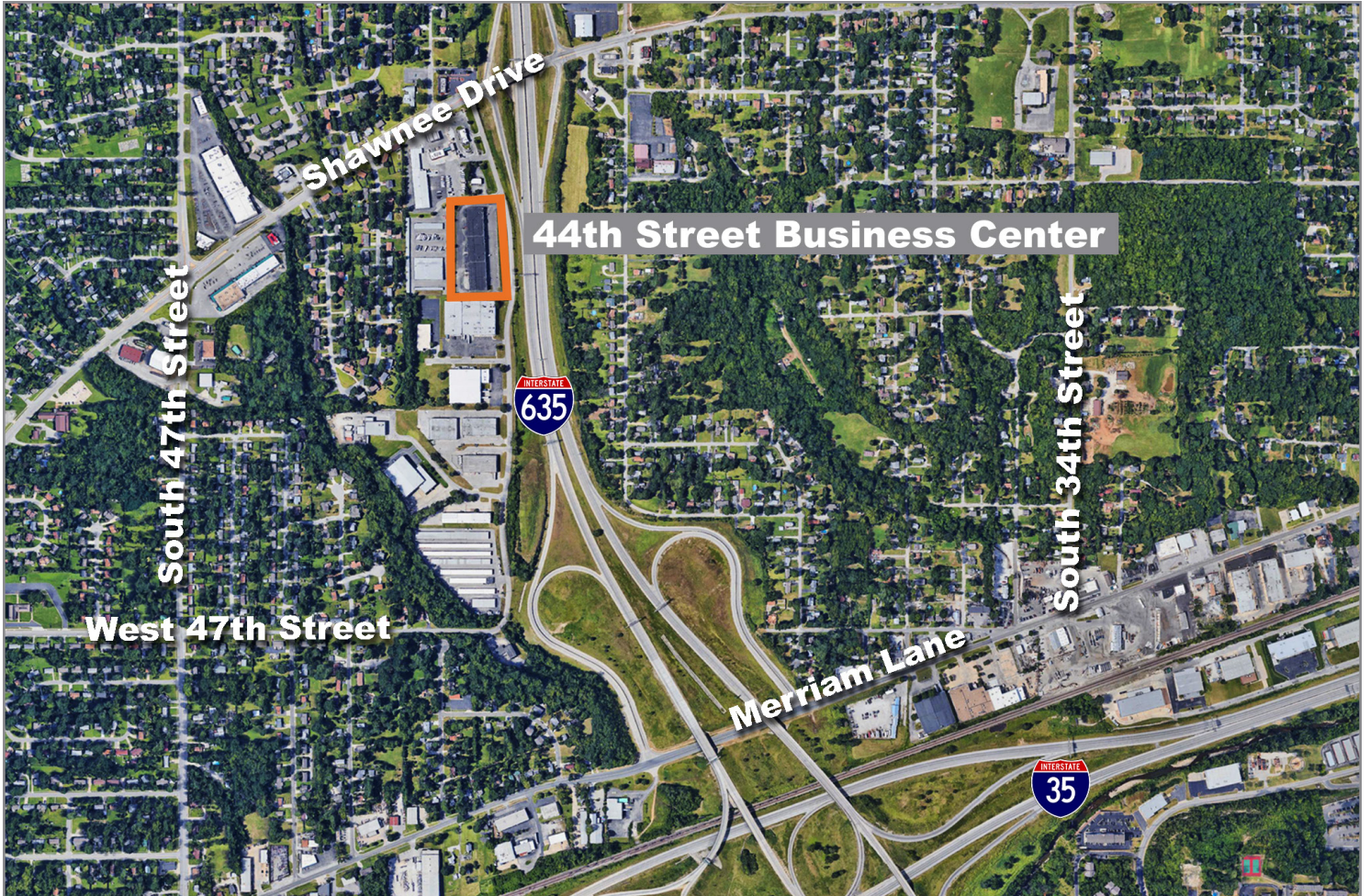
Building Specifications

Total Available SF:	12,000 SF
Office/Showroom SF:	3,142 SF
Total Building SF:	48,707 SF
Year Built:	1979
Construction:	Pre-Cast Masonry
Roof Type:	EPDM
Clear Height:	20'
Lighting:	Metal Halide
Electrical:	Confirming
HVAC:	Air-conditioned warehouse/production area 10 1/2 tons
Column Spacing:	28' x 40'
Loading:	3 drive-in doors
Truck Court Depth:	85'
Zoning:	MP-1
Net Charges: (2019 est.)	CAM: \$1.33 PSF REtaxes: \$1.21 PSF <u>Insurance:</u> <u>\$0.07 PSF</u> Total: \$2.61 PSF
Offering Rate:	\$5.50 PSF Net

44th Street Business Center

2810 S. 44th Street, Kansas City, Kansas

For Lease



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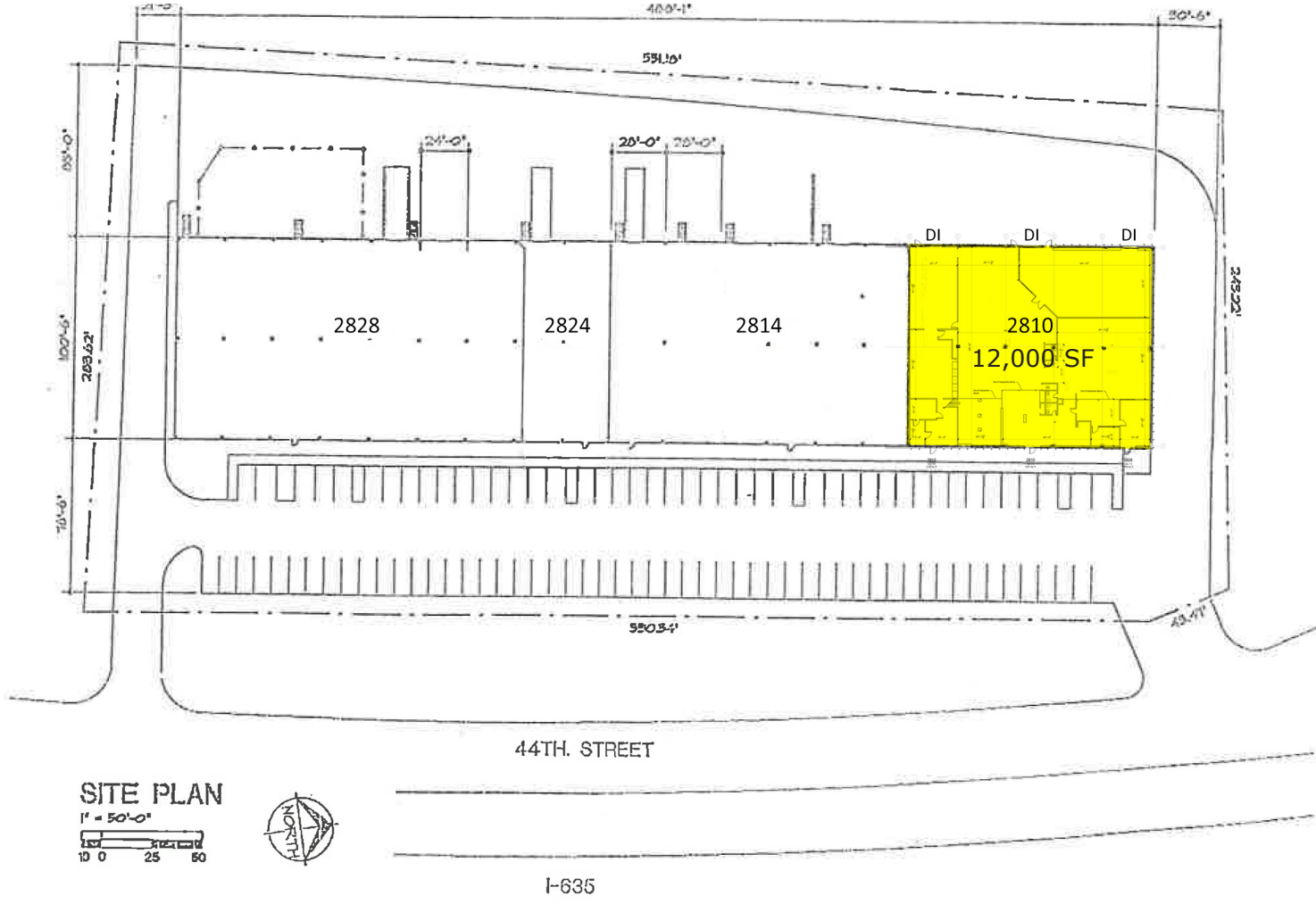
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BLOCK
REAL ESTATE SERVICES, LLC

44th Street Business Center

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For Lease



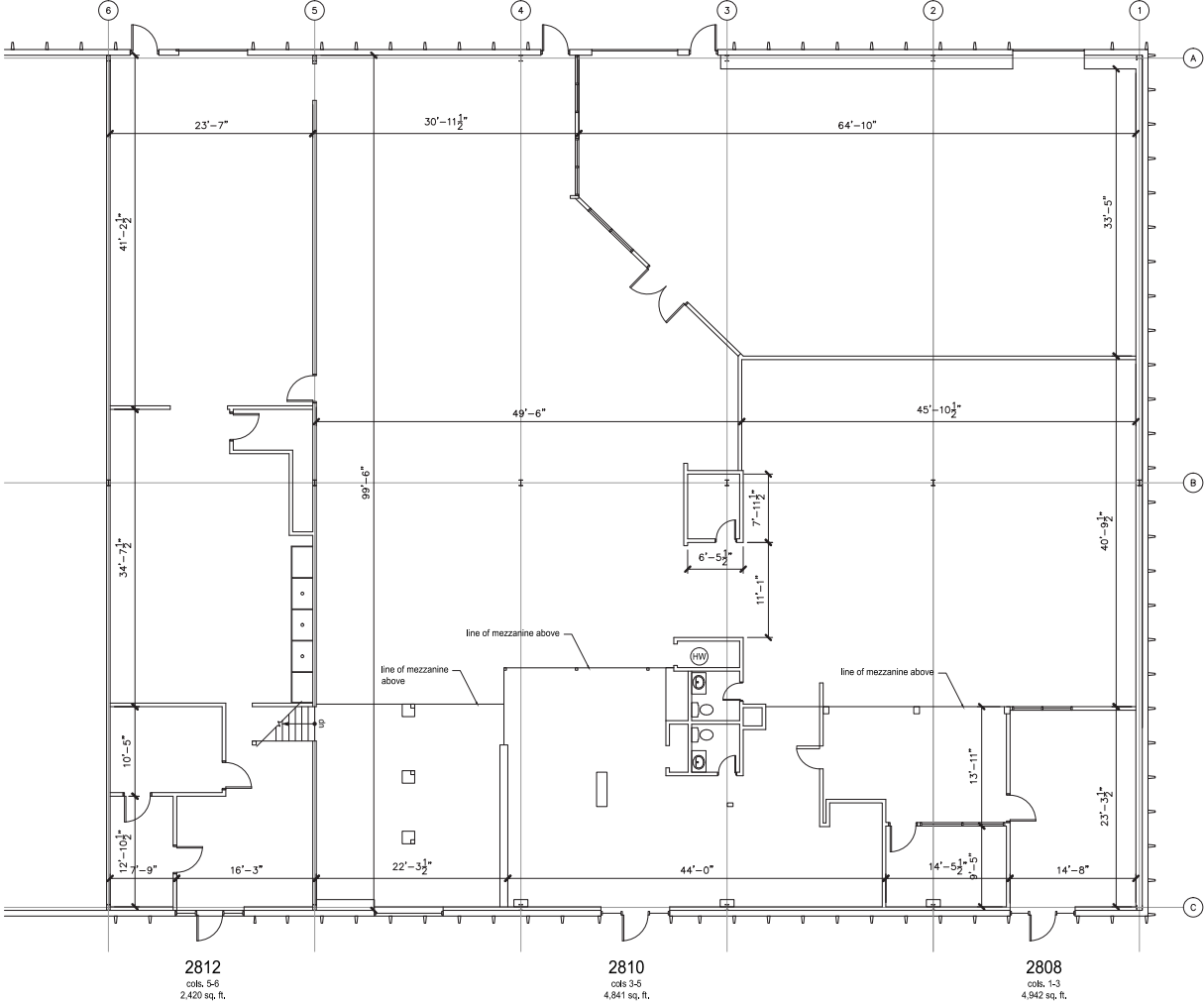
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1 floor plan
scale: 1/8"=1'-0"
NORTH

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