

**FOR LEASE**

**5121 E Front Street  
Kansas City, MO 64120**



42,000 SF Flex Industrial Building, Dock and Drive In Doors

**\$3.95 / SF Gross Rental Rate**

For more information, questions, or to schedule a tour of the property, please call Josh Haith



Josh Haith

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## Property Features

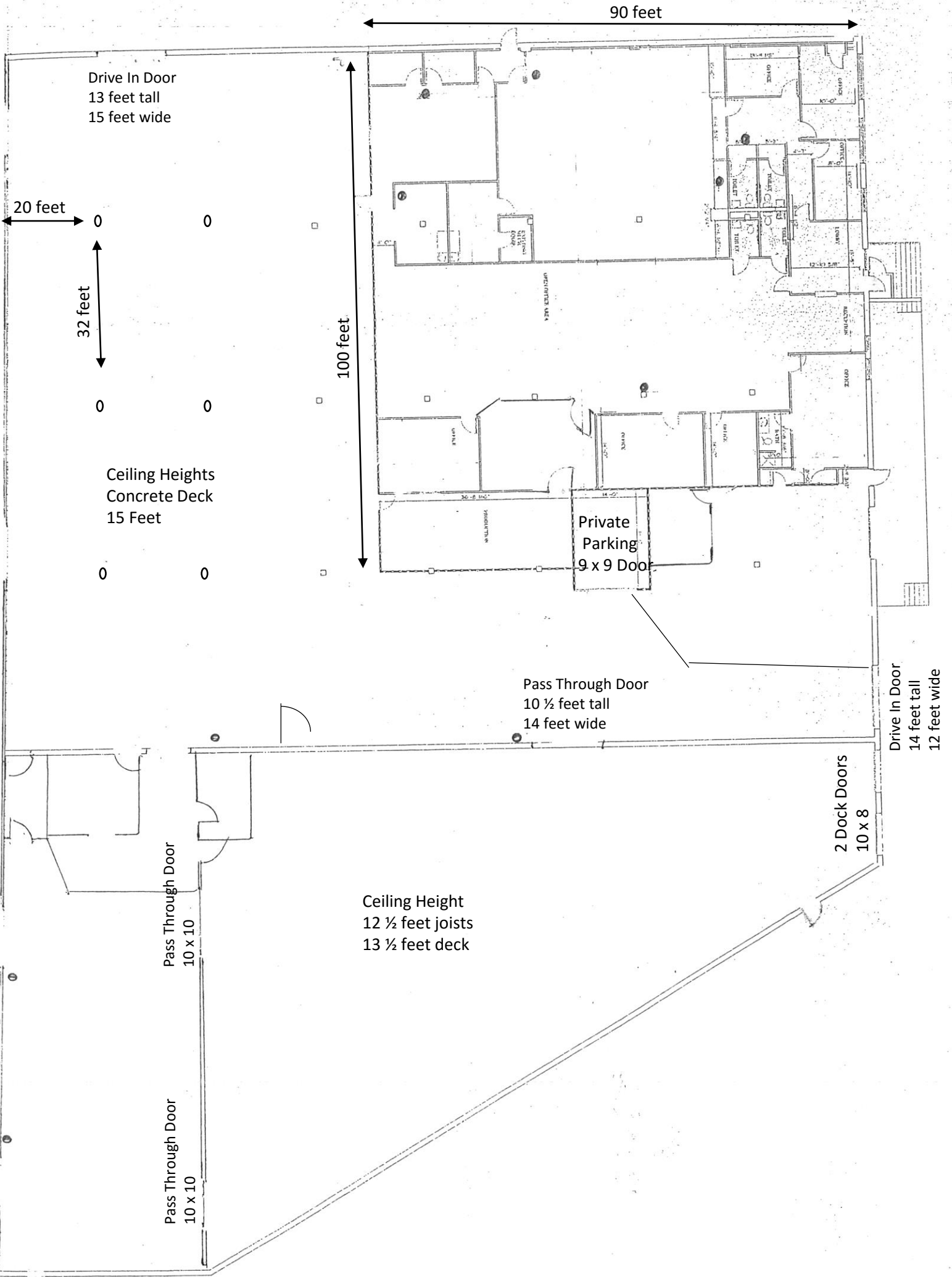
**Available to occupy January 1, 2021**

- 42,000 Total SF
- 9,000 SF Office
- 4 Dock and 2 Drive In Doors
- Back up Generator that runs on natural gas and propane. This will run partial HVAC system, and all lights.
- New Motion Sensor LED Lighting in Most of the Warehouse
- 2 Major Ceiling Fan Vents Through Roof – sucks out room exhaust
- Camera Security System in Place
- Wet Fire Sprinkler System
- Fenced Lot
- Current Power Capacity 3 Phase 800 AMPS
- 2020 Insurance - \$8,143 Annual
- Industrial Zoning M1-5
- 1.7 ACRES
- Built 1964
- Jackson County Assessed Value \$855,700 for year 2020 & 2019
- Roof is near the end of its useful life, needs to be replaced soon
- Warehouse Bathrooms and Shower Stalls
- Below Ground Storm Shelter
- Fiber Internet – AT&T or Spectrum
- Property is above floodplain

**Owner will install new roof upon fully executed lease agreement .**

**Owner also willing to pave the parking lot depending on the lease terms.**

4 old rail dock doors along the south side of building



Drive In Door  
13 feet tall  
15 feet wide

20 feet

32 feet

90 feet

100 feet

Ceiling Heights  
Concrete Deck  
15 Feet

Private  
Parking  
9 x 9 Door

Pass Through Door  
10 1/2 feet tall  
14 feet wide

Drive In Door  
14 feet tall  
12 feet wide

2 Dock Doors  
10 x 8

Ceiling Height  
12 1/2 feet joists  
13 1/2 feet deck

Pass Through Door  
10 x 10

Pass Through Door  
10 x 10







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