

2832 - 2836 ROE LANE  
 KANSAS CITY, KANSAS 66103

OFFICE/WAREHOUSE FOR LEASE



9,172± SF AVAILABLE



PROPERTY FEATURES

- 9,172± SF with 2,378 SF of office space
- 6,794± SF of warehouse space
  - » **4,400± SF of air-conditioned warehouse space in Suite 2836**
  - » 2,394± SF of non air-conditioned warehouse space in Suite 2832
- 16' - 16'10" clear height
- 3 dock-high doors
- 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
- **No Common Area Maintenance charge**

ADDITIONAL INFORMATION

<b>PREMISES</b>	9,172± SF with 2,378 SF of office space <ul style="list-style-type: none"> <li>• 6,794± SF of total warehouse space           <ul style="list-style-type: none"> <li>» <b>4,400± SF of air-conditioned warehouse in Suite 2836</b></li> <li>» 2,394± of non air-conditioned warehouse in Suite 2832</li> </ul> </li> </ul>
<b>AVAILABLE SUITES</b> 2832-2836 Roe Lane	9,172± SF \$7.65 PSF or \$5,847/m plus utilities
<b>CAM</b>	<b>Above rental rates are inclusive of CAM</b>

FOR MORE INFORMATION, PLEASE CONTACT:  
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*9,172± SF Office/Warehouse for Lease*

**2832 - 2836 Roe Lane**

<b>AVAILABLE SPACE</b>	9,172± SF Total
<b>OFFICE SPACE</b>	2,378± SF Total
<b>WAREHOUSE</b>	6,794± SF Total
<b>LOADING</b>	3 dock-high doors <ul style="list-style-type: none"><li>• (2) 8' W x 8' H</li><li>• (1) 10' W x 9'4" H</li></ul>
<b>ELECTRICAL</b>	<b>Heavy Power</b> <ul style="list-style-type: none"><li>• 400 amp, 208 volt, 3 phase</li><li>• 400 amp, 480 volt, 3 phase</li></ul>
<b>LEASE RATE</b>	\$7.65 PSF Gross/\$5,847 per month plus utilities
<b>COMMENTS</b>	<ul style="list-style-type: none"><li>• <b>No Common Area Maintenance Charge</b></li><li>• <b>Demised air-conditioned warehouse consisting of 4,440± SF in Suite 2836 (See orange diagonal area)</b></li><li>• Ethernet CAT 5c</li><li>• Enclosed generator/compressor room with ventilation on dock platform behind Suite 2836</li></ul>

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

\*All suites separately metered

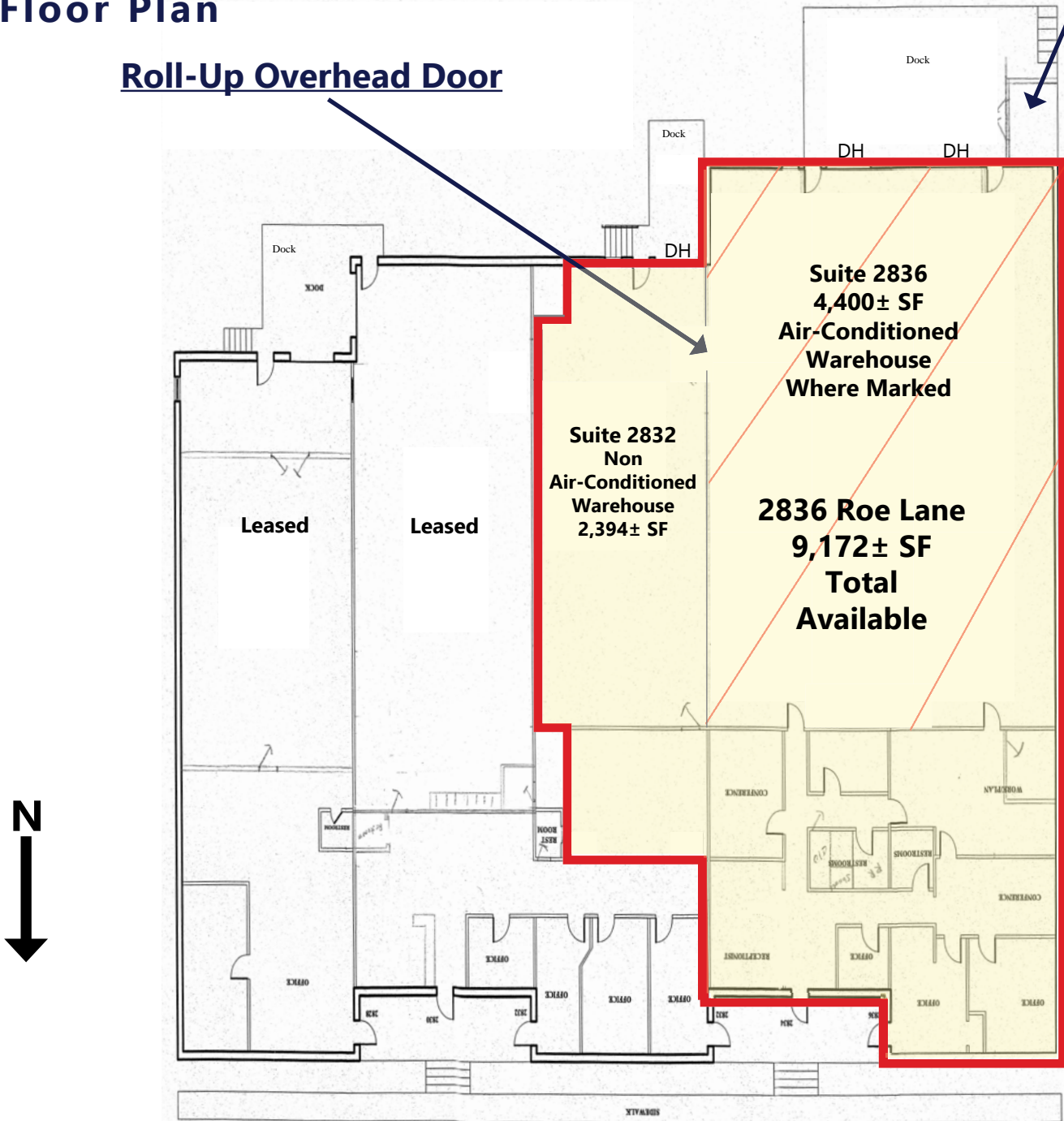
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**9,172± SF Office/Warehouse for Lease**

Generator/  
Air Compressor Room

## Floor Plan

**Roll-Up Overhead Door**



**TOTAL AVAILABLE - 9,172± SF**

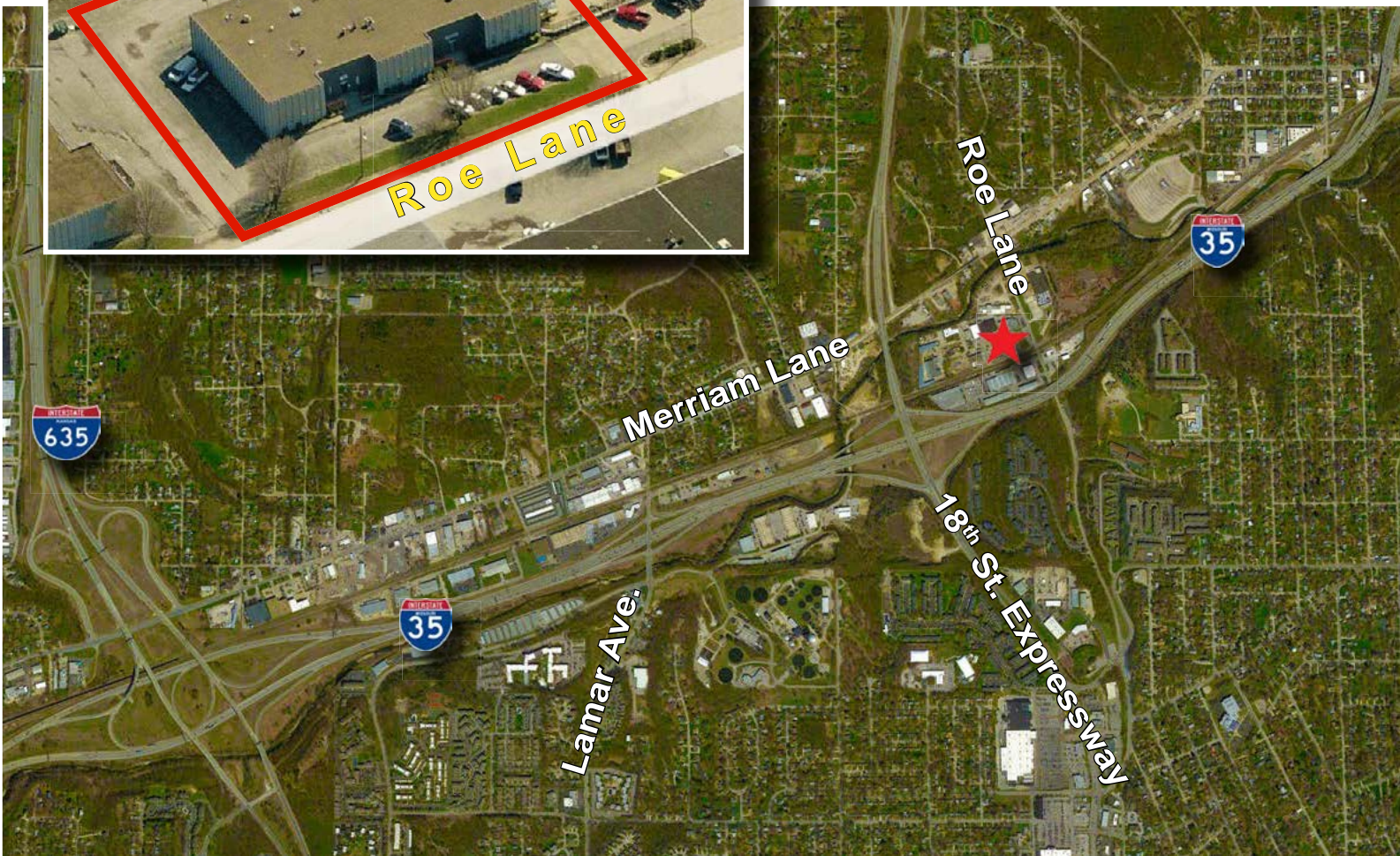
- » 4,400± SF air-conditioned warehouse in Suite 2836
- » 2,394± SF warehouse in Suite 2832
- » 2,378± SF office in Suite 2836



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