

Office/Warehouse at I-35 & Lamar



Excellent Spaces Available with I-35 Visibility

- 18,752 SF warehouse/distribution space available for lease
- Dock-high loading with ability to add ramp for drive-in access
- Immediate highway access to I-35
- LED Lighting in warehouse of Suite 3114
- 112,000 cars per day

For more information:

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Building Specifications

Total Available SF:	Suite 3060 - 8,627 SF (Could be expanded to 11,379 SF) Suite 3114 - 18,752 SF Total - 27,379 SF
Office Area:	Suite 3114 - 3,500 SF Suite 3060 - 4,517 SF
Total Building SF:	106,285 SF
Year Built:	1978
Total Land Area:	5.5 Acres
Zoning:	P-1, Planned Industrial
Traffic Count:	112,000 cars per day
Construction:	Pre-cast concrete (full height), structural steel, Twin T/Block
Roof-Type:	BUR/Modified
Clear Height:	19'-4"
Sprinkler:	Wet System
Lighting:	Suite 3114: LED Suite 3060: Hi-Bay Fluorescent
Air Conditioning:	Suite 3114: 100% A/C (office - 12.5 tons, warehouse - 25 tons) Suite 3060: Office/Showroom only (heat in warehouse)
Electrical:	Suite 3114: 400 AMP, 120/208/277/480v, 3-ph Suite 3060: 200 AMP, 120/208v, 3-ph
Column Spacing:	37' N-S x 33' E-W
Floor Type:	6" - slab on grade
Loading:	Suite 3114: 3 dock-high (2-8' x 10', 1 - 12' x 8') Suite 3060: 1 dock-high door

Building Specifications (cont.)

Truck Court Depth: 140' (est.)

Parking: 173 spaces (building total unassigned)

Net Charges: (2019 Est.)	CAM:	\$1.02 PSF
	INS:	\$0.07 PSF
	<u>TAX:</u>	<u>\$1.10 PSF</u>
	Total:	\$2.18 PSF

Lease Type: Net, Net

Offering Rate: Suite 3114: \$4.00 PSF Net
Suite 3060: \$5.25 PSF Net

For more information:

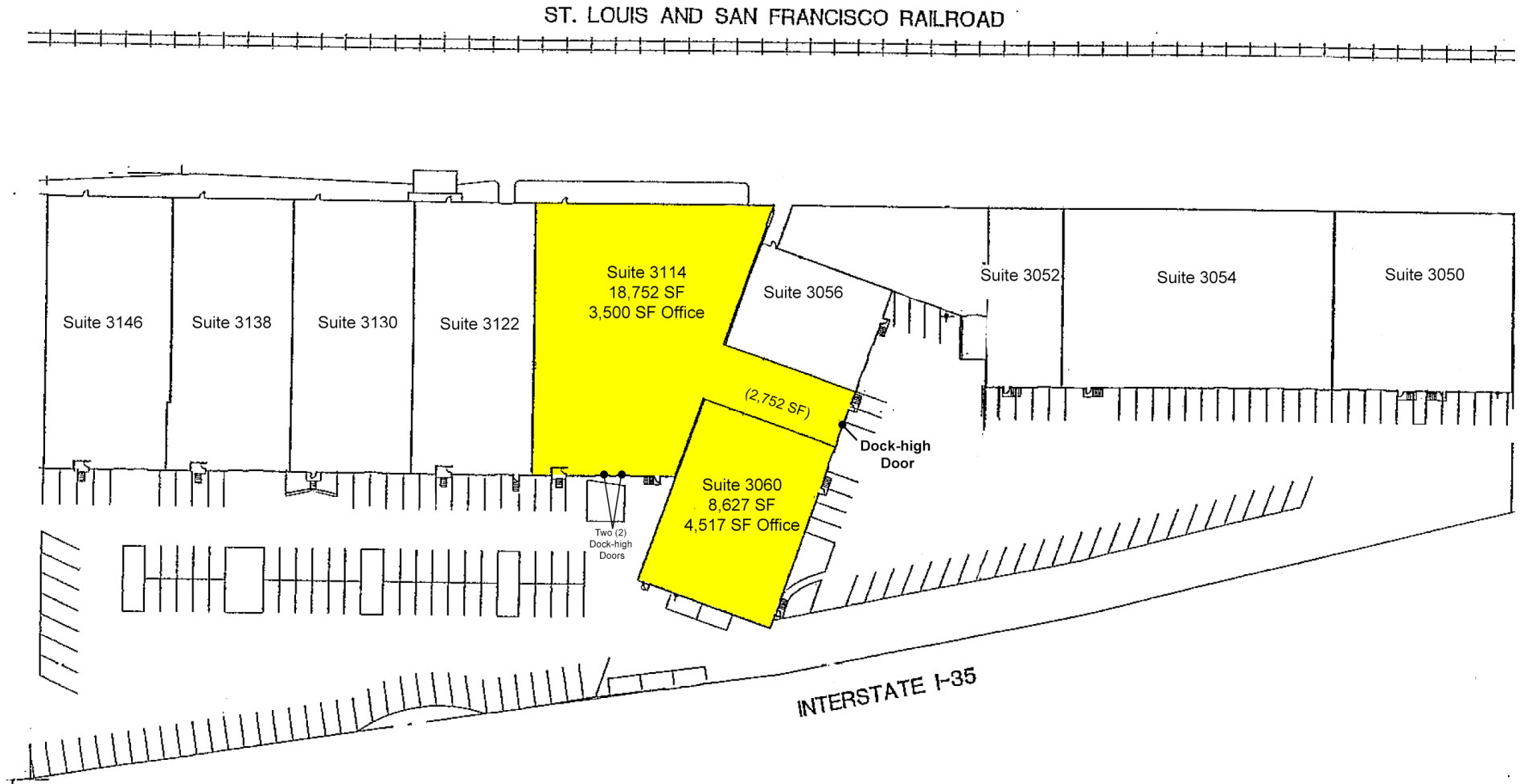
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Lamar Distribution Center

3050-3146 South 24th Street, Kansas City, Kansas

For Lease



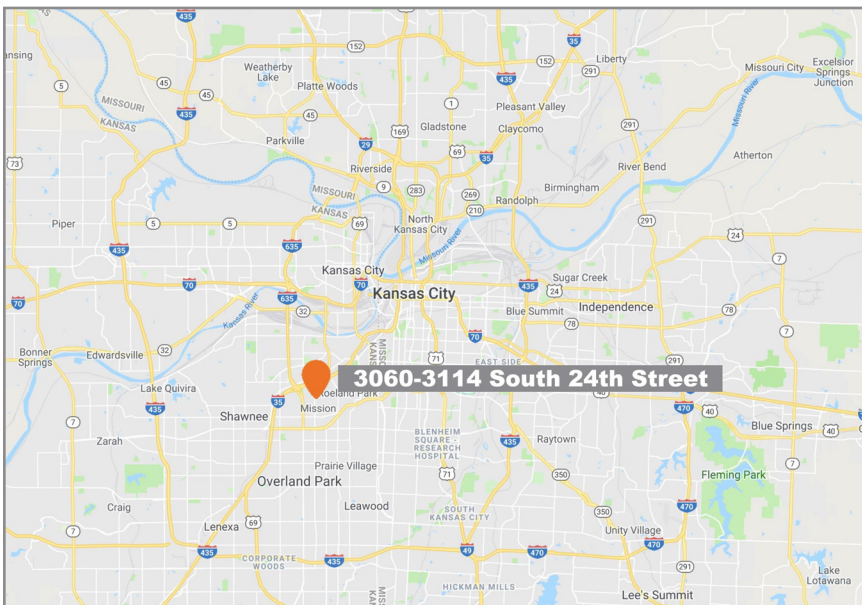
SITE PLAN



Lamar Distribution Center

3050-3146 South 24th Street, Kansas City, Kansas

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