



Office/Warehouse/Flex for Lease

- 2 building complex totals 78,790 SF
- Building 9 - 19' clear with dock-high loading - 41,920 SF
- Building 10- 15' clear with drive-in loading - 36,870 SF
- Office, Flex and Warehouse spaces

For more information:

Michael R. Block, CPM
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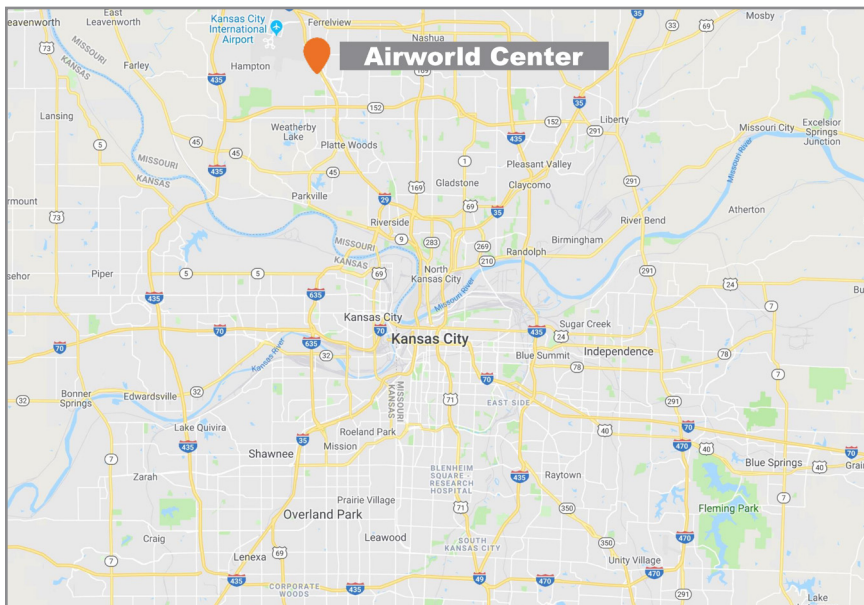
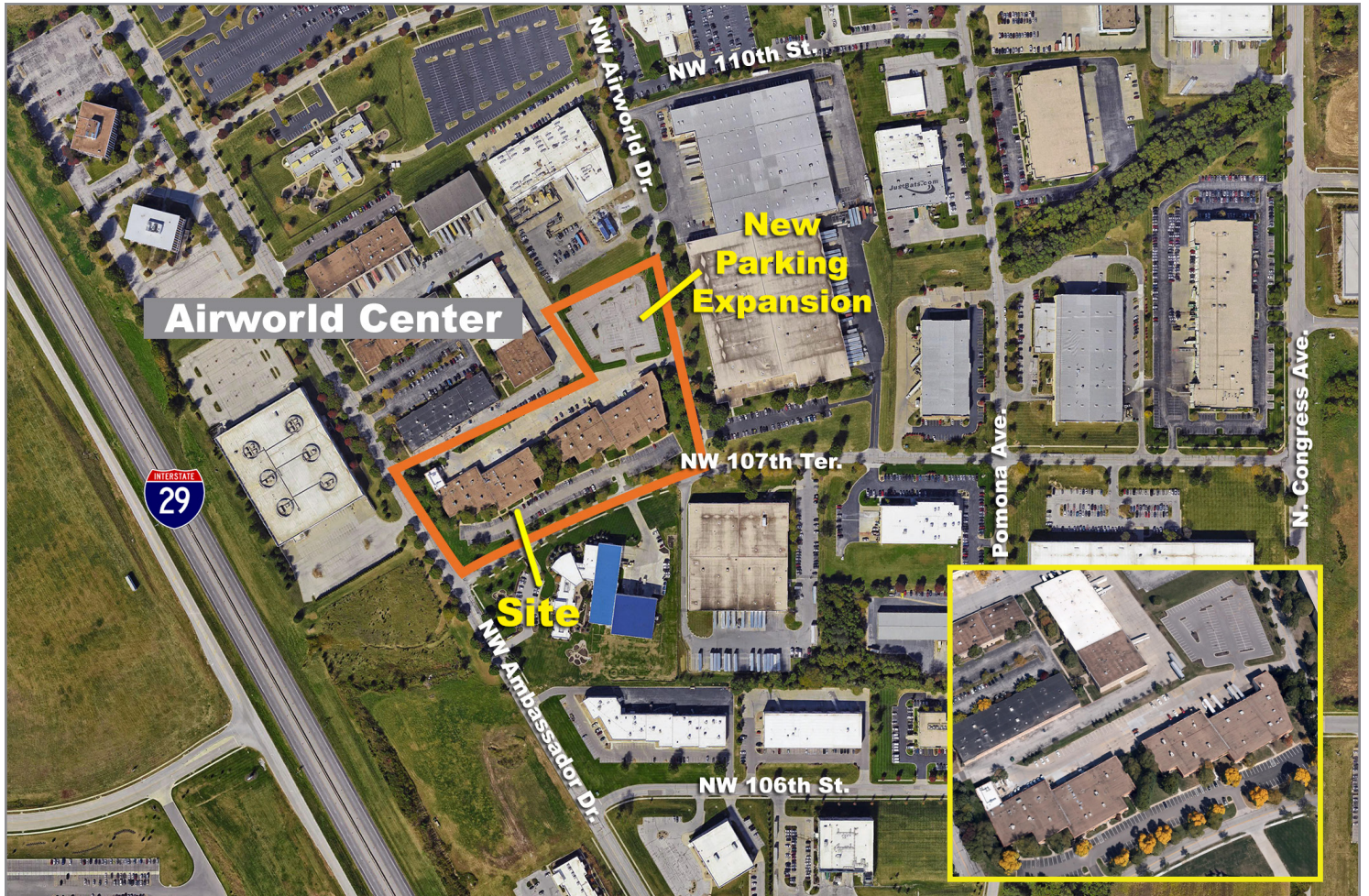
Building Specifications

Address:	Building 9: 8400-14 NW 107th Terrace- 41,920 SF - 19' clear height Building 10: 8600-16 NW 107th Terrace - 36,870 SF - 15' clear height Kansas City, Missouri 64153
CAM: (2019 est.)	\$1.03 PSF
Bay Dimensions:	Both buildings are 30' x 40' @ minimum (some bays have greater column spacing)
Ceiling Height:	Bldg 9: 19' Bldg 10: 15'
Loading/Access:	Bldg 9: 15 Dock High Doors, 8' x 10' Bldg 10: 4 Dock High Doors, 8' x 10'; 4 Drive-In Doors, 9' x 9'
Fire Sprinkler:	Only Building 9- wet system
Zoning:	GP-1
Lawn Sprinkler:	Yes, both buildings
Parking:	Bldg 9: 130; Bldg 10: 90 – Auxiliary lot 141 – Total 361 or 4.6 per 1,000 SF
Electric:	Building 9: 200A 120/208 3Ph service (disconnect on rear of building)
Signage:	Non-illuminated individually designed, adjacent to each tenant space.
Exterior Lighting:	Exterior light poles in front parking areas and building mounted. Exterior light fixtures in rear parking/loading areas.

Airworld Center

8400-8614 NW 107th Terrace, Kansas City, Missouri

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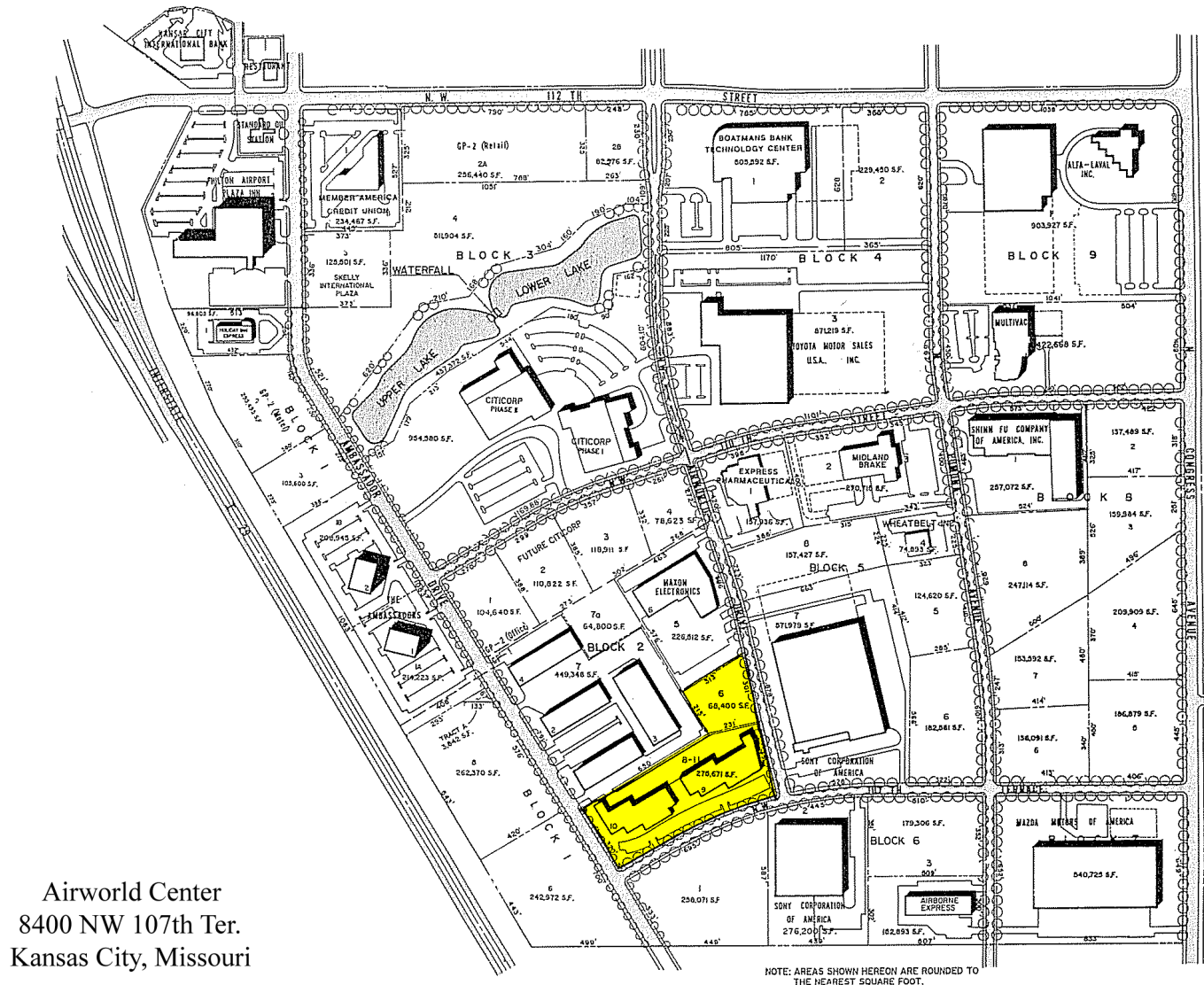
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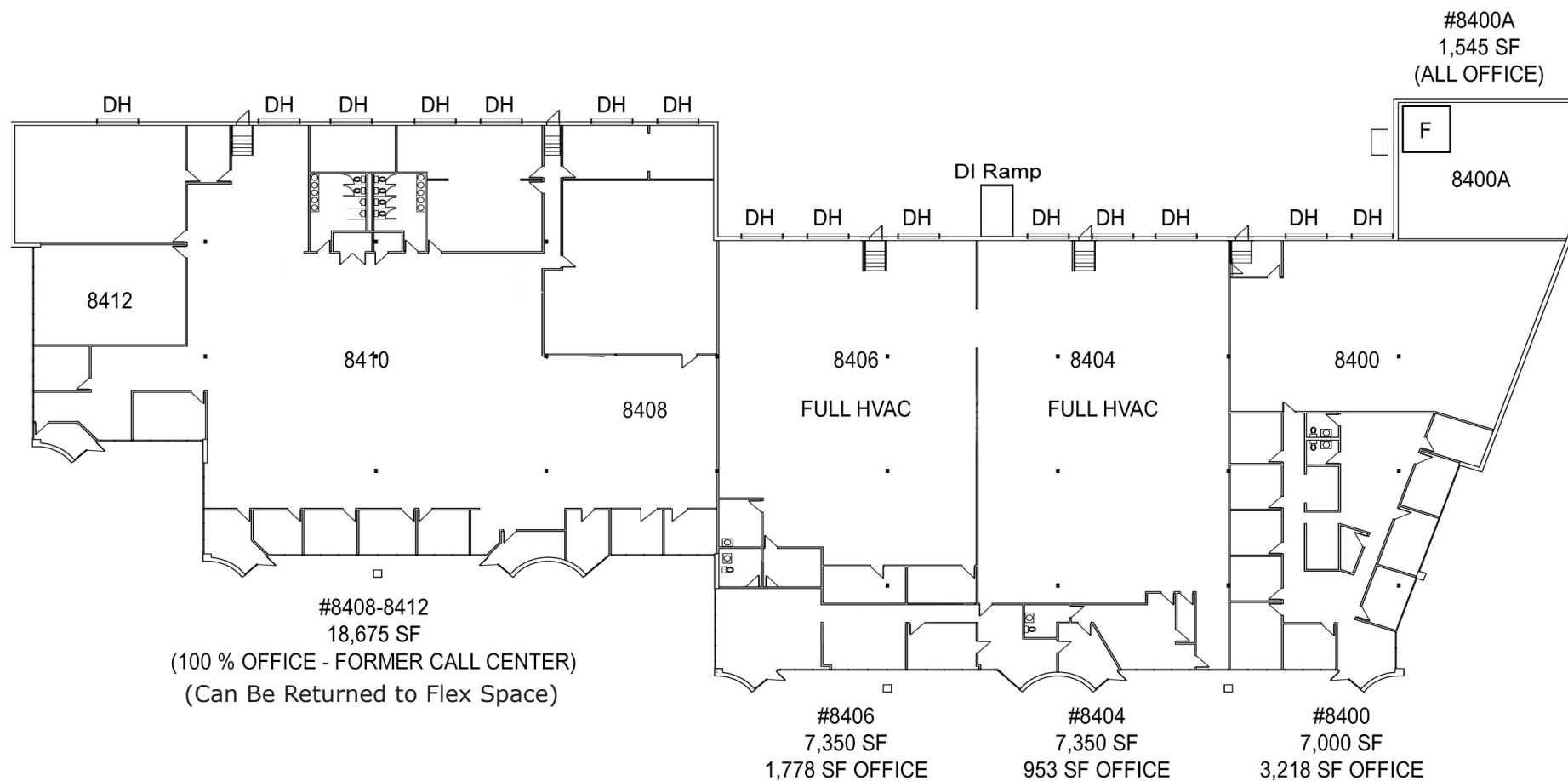
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Building 9

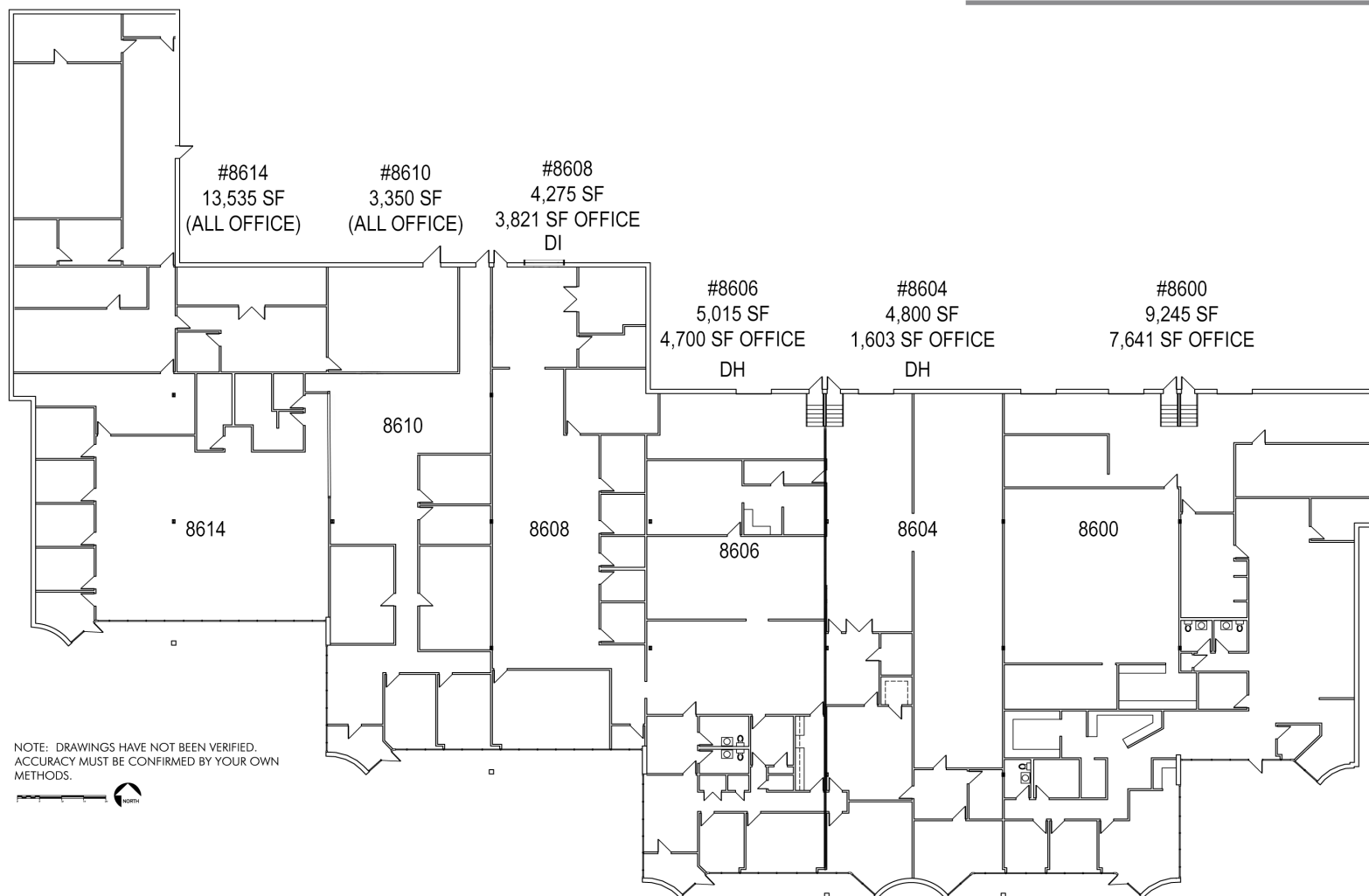


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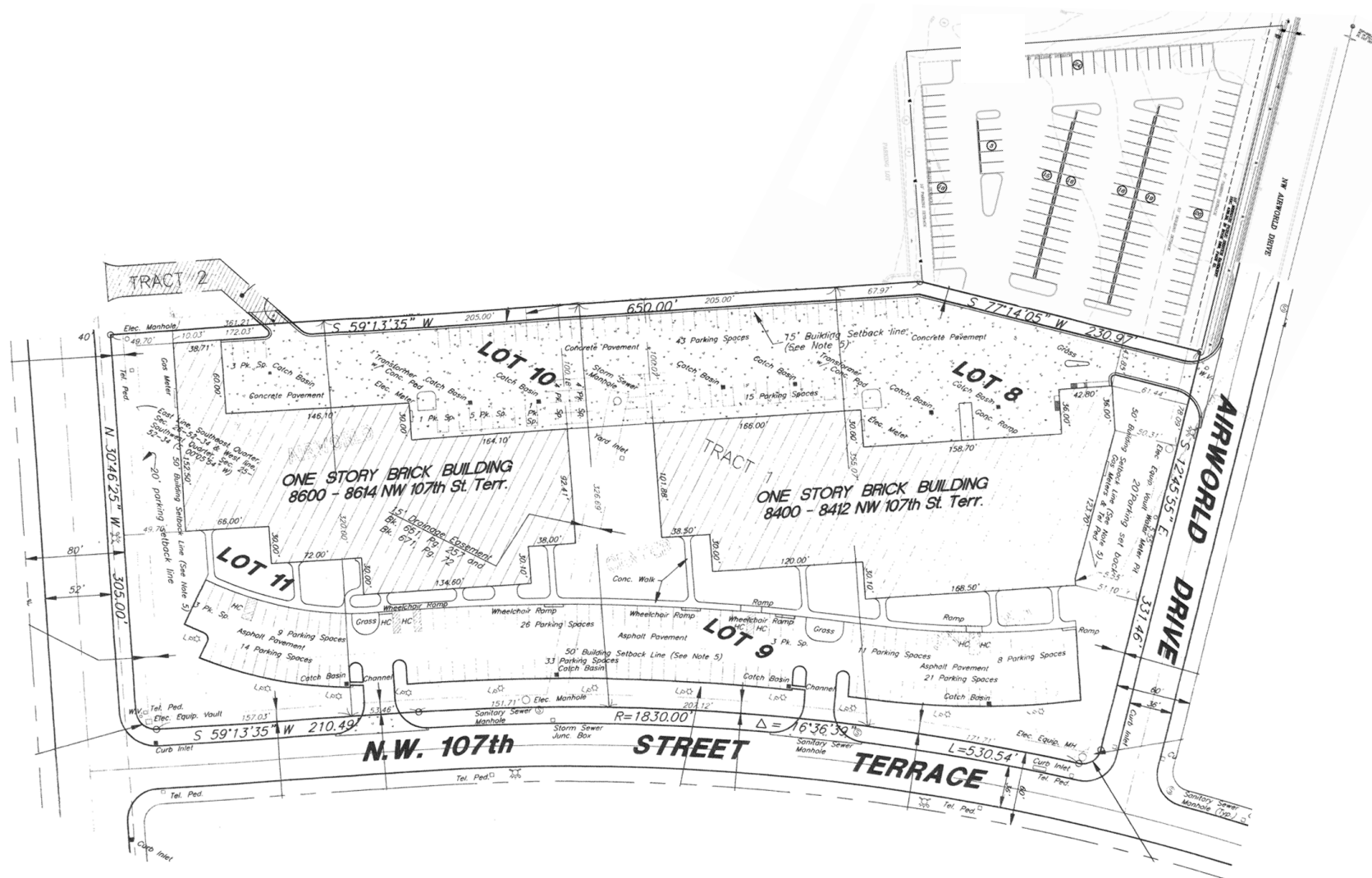
Building 10



Airworld Center

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