



BERKSHIRE HATHAWAY

HomeServices

Stein & Summers Real Estate

COMMERCIAL DIVISION



1301 OAK STREET | ELWOOD, KS. 66024

FOR LEASE: \$3.50/SF

- 144,000 SF that landlord will consider dividing
- 30'-35' clear height
- Trailer parking
- 4 dock doors (with the ability to add more)
- 6,000 SF of finished space
- 8,360 SF cooler (60* +/- range)
- Taxes: \$.92 PSF. Insurance: \$.16 PSF
- Lot Size: 27 acres
- Landlord provides snow removal up to front doors & lawn care



Adam Stein, CCIM
Office: 816.232.2000
Mobile: 816.248.6821
astein@bhhsstein.com



Ray Sisson, CCIM
Office: 816.232.2000
Mobile: 816.390.7478
ray@raysisson.net

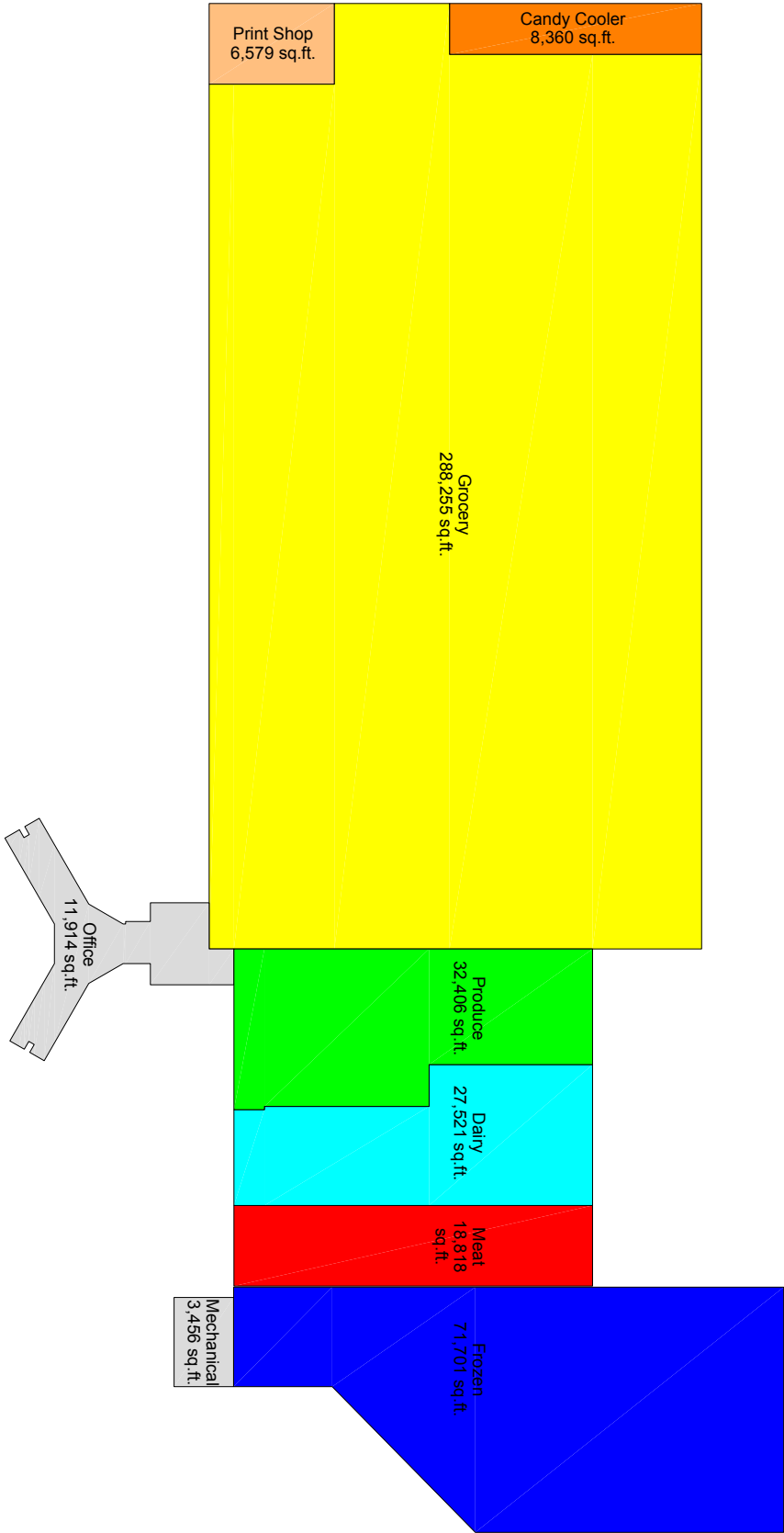
Boosting Business Efficiency:

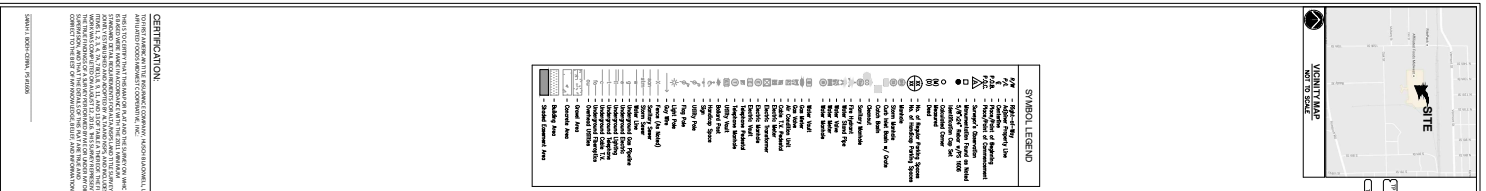
The city's prime location- just 35 minutes from Kansas City International Airport (MCI). At the crossroads of two major interstate highways helps businesses save time and costs on transportation and logistics.

It's easy to see why the St. Joseph area is ranked as one of the top-100 leading locations for 2014 from Area Development Magazine; This includes being in the top-20 in the "Top Small Cities" and "Top Midwest Cities" list.



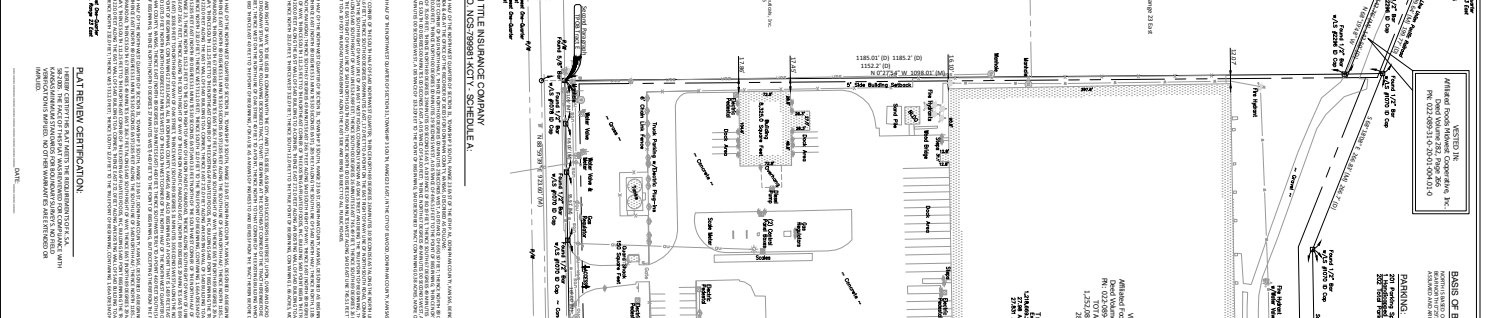
Carrier
7,468 sq.ft.





SMALL LEGEND

1" = 10'	Property Boundary
2" = 10'	Right-of-Way
3" = 10'	Adjacent Property Boundary
4" = 10'	Survey Point
5" = 10'	Survey Line
6" = 10'	Property Boundary
7" = 10'	Survey Point
8" = 10'	Survey Line
9" = 10'	Property Boundary
10" = 10'	Survey Point
11" = 10'	Survey Line
12" = 10'	Property Boundary
13" = 10'	Survey Point
14" = 10'	Survey Line
15" = 10'	Property Boundary
16" = 10'	Survey Point
17" = 10'	Survey Line
18" = 10'	Property Boundary
19" = 10'	Survey Point
20" = 10'	Survey Line
21" = 10'	Property Boundary
22" = 10'	Survey Point
23" = 10'	Survey Line
24" = 10'	Property Boundary
25" = 10'	Survey Point
26" = 10'	Survey Line
27" = 10'	Property Boundary
28" = 10'	Survey Point
29" = 10'	Survey Line
30" = 10'	Property Boundary
31" = 10'	Survey Point
32" = 10'	Survey Line
33" = 10'	Property Boundary
34" = 10'	Survey Point
35" = 10'	Survey Line
36" = 10'	Property Boundary
37" = 10'	Survey Point
38" = 10'	Survey Line
39" = 10'	Property Boundary
40" = 10'	Survey Point
41" = 10'	Survey Line
42" = 10'	Property Boundary
43" = 10'	Survey Point
44" = 10'	Survey Line
45" = 10'	Property Boundary
46" = 10'	Survey Point
47" = 10'	Survey Line
48" = 10'	Property Boundary
49" = 10'	Survey Point
50" = 10'	Survey Line



PROPOSED DEVELOPMENT:
 Proposed Retail Building: 150,000 sq. ft.
 Proposed Parking: 250 spaces
 Total Lot Area: 150,000 sq. ft.
 Total Land Area: 150,000 sq. ft.

PLANNING CERTIFICATION:
 The applicant certifies that the development is in accordance with the applicable zoning code and that the proposed development meets all requirements of the zoning code.

STATEMENTS OF CERTIFICATION:
 I, the undersigned, being a duly licensed Professional Engineer in the State of Oklahoma, do hereby certify that I am a duly licensed Professional Engineer in the State of Oklahoma, and that I am a duly licensed Professional Engineer in the State of Oklahoma, and that I am a duly licensed Professional Engineer in the State of Oklahoma.

MISCELLANEOUS NOTES:
 1. The applicant shall provide all necessary permits for the proposed development.
 2. The applicant shall provide all necessary utility information for the proposed development.

UTILITY INFORMATION:
 The applicant shall provide all necessary utility information for the proposed development, including but not limited to water, sewer, gas, and electric utility lines.

REVISION HISTORY

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

CLARK LAND SURVEYING, P.A.
 125 SOUTH MAIN STREET, PO BOX 249
 TROY, KANSAS 66087
 (785) 982-7444 PHONE
 (785) 982-7453 FAX

ATKINSONS LAND TITLE
 SURVEY PREPARED FOR
HUSCH
 1801 Oak Street
 Westport, MO 64483-2557

1801 Oak Street
 City of Elk River
 State of Kansas

A TRACT OF LAND LOCATED IN THE NORTH
 ONE-HALF OF THE NORTHWEST ONE-QUARTER OF
 SECTION 31, TOWNSHIP 3 SOUTH, RANGE 23 EAST,
 COMPHAN COUNTY, KANSAS

Sheet No. 1 of 1
 CLEVERLY, SURVEY
 1801 OAK ST.