

# EXECUTIVE PARK

## 6301 DERAMUS AVENUE

### KANSAS CITY, MISSOURI 64120

HIGH-CUBE INDUSTRIAL FOR LEASE | 35,018± SF

AVAILABLE IMMEDIATELY

## PROPERTY FEATURES

- One (10' x 10') ramped drive-in with three (10' x 10') dock-high doors equipped with pit levelers
- Potential to add additional dock-high door which is currently encased in glass
- 30' – 33' clear height
- 55' (N-S) x 28' (E-W) column spacing
- Wet sprinkler system
- LED lighting
- 600 amp 480 volt 3 phase
- Cambridge pressurized heating system
- Roof installed June, 2013 (TPO 60 Mil)
- Space equipped with Spectrum fiber
- Excellent access to I-435, I-35, and I-70

## ADDITIONAL INFORMATION

PREMISES	35,018± SF
OFFICE SPACE	1,900± SF
LEASE RATE	\$3.25 PSF Net \$.75 PSF Taxes, \$.09 PSF Insurance, \$.58 PSF CAM (estimated)

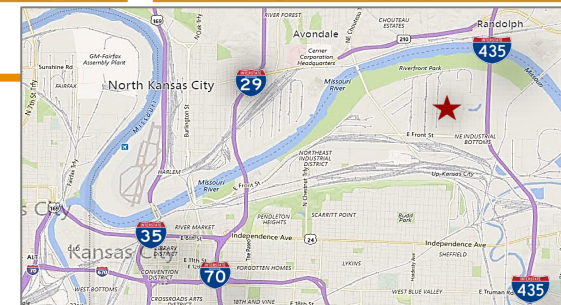


For more information, please contact:

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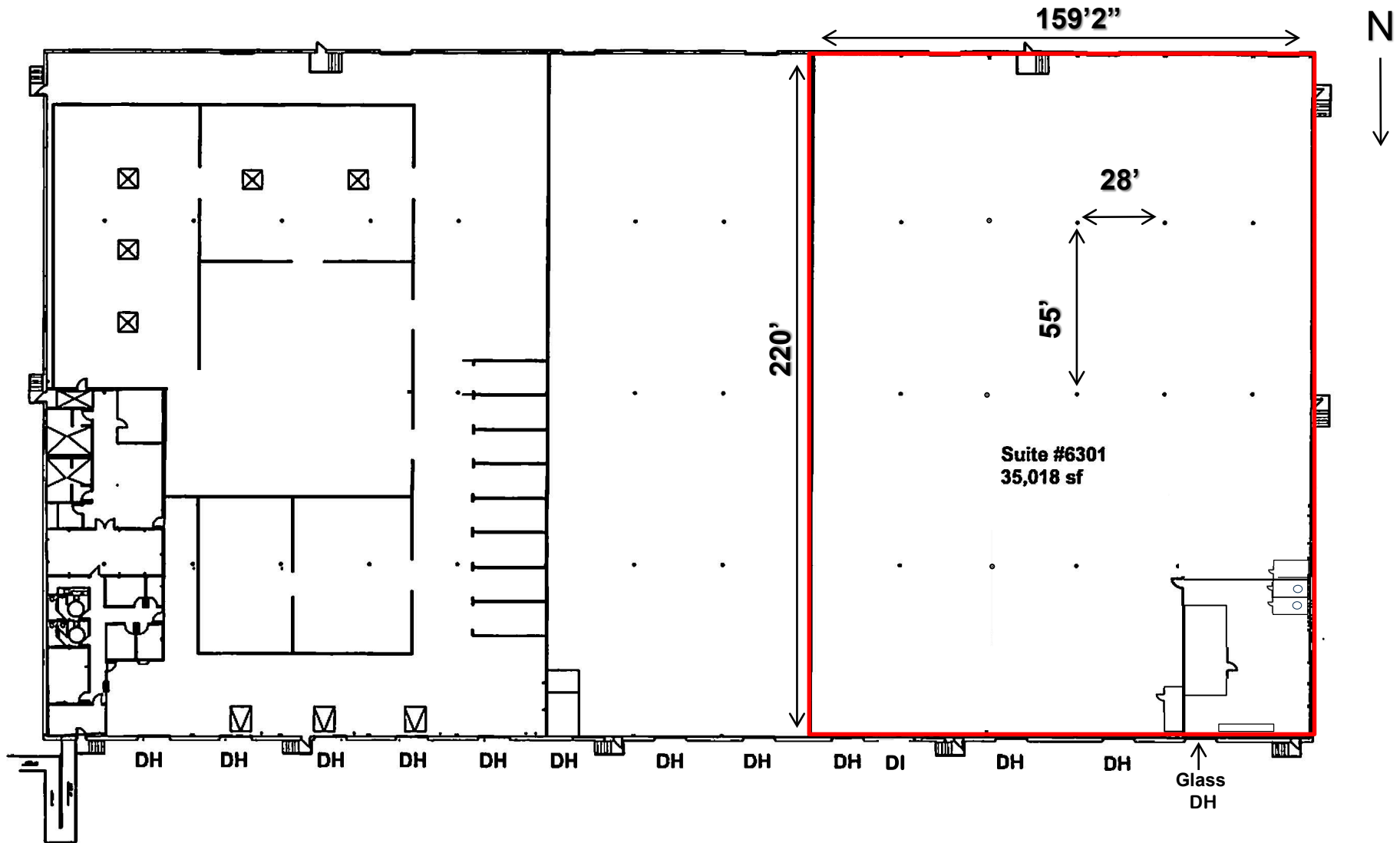
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