



## 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  
816.932.5549  
mblock@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

## Building Specifications

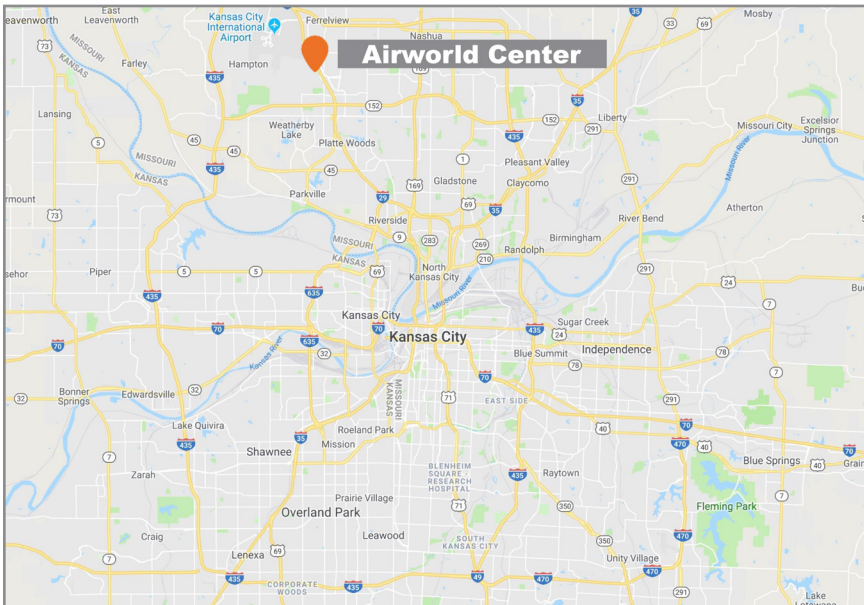
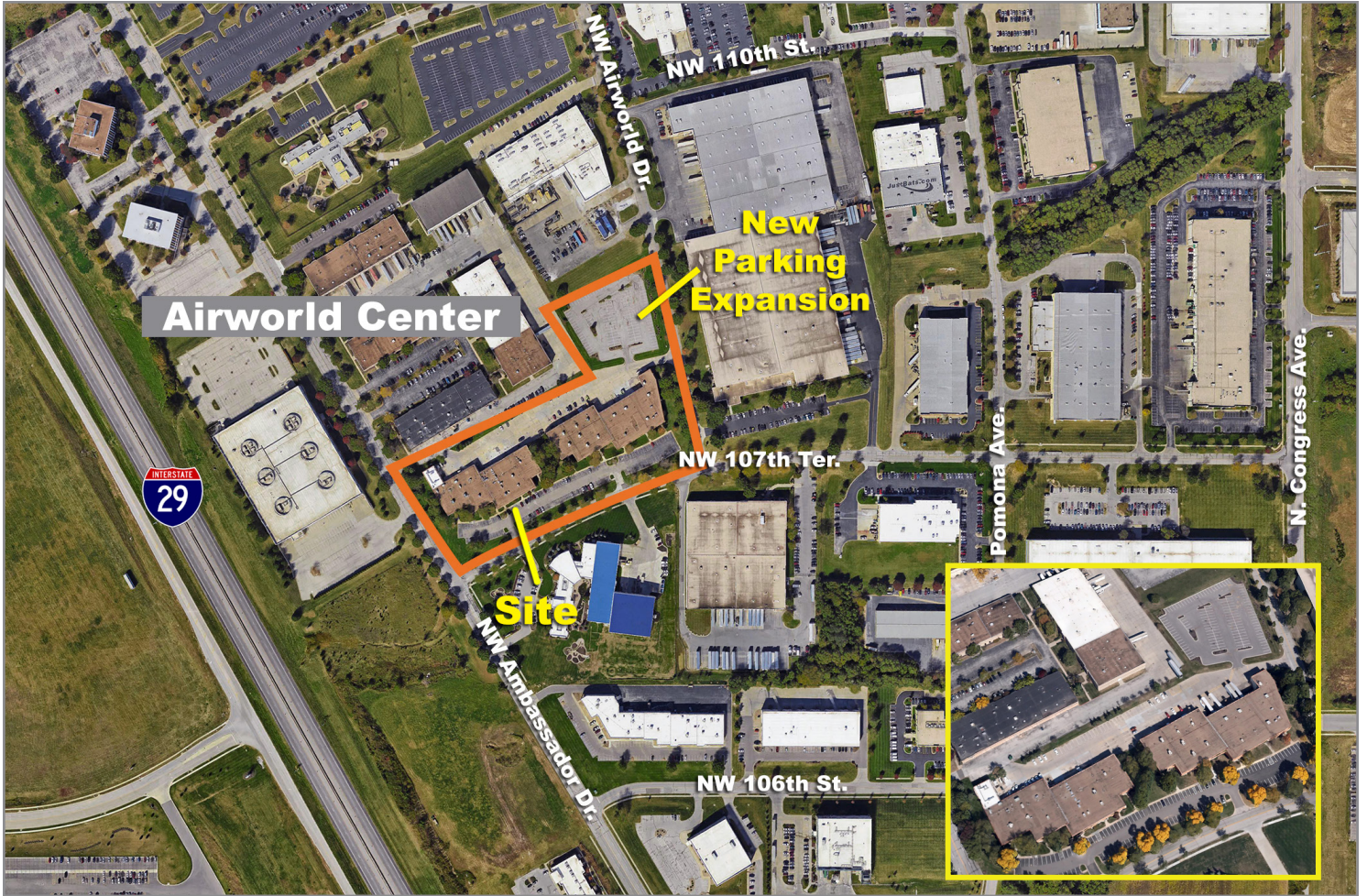
|                             |  |
|-----------------------------|--|
| Address:                    | Building 9: 8400-14 NW 107th Terrace- 41,920 SF - 19' clear height<br>Building 10: 8600-16 NW 107th Terrace - 36,870 SF - 15' clear height<br>Kansas City, Missouri 64153  |
| CAM:<br>(2020 est.)         | \$1.03 PSF   |
| Bay Dimensions:             | Both buildings are 30' x 40' @ minimum (some bays have greater column spacing)   |
| Ceiling Height:             | Bldg 9: 19'<br>Bldg 10: 15'  |
| Loading/Access:             | Bldg 9: 15 Dock High Doors, 8' x 10'<br>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   |
| Internet Service Providers: | AT&T is available to the building. Unite and Spectrum have service nearby and could potentially bring service to the building.   |
| 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.   |
| Unit Photos:                | Unit #8400 <a href="https://photos.app.goo.gl/SvERvDmrD9utbKAA9">https://photos.app.goo.gl/SvERvDmrD9utbKAA9</a><br>Unit #8412 <a href="https://photos.app.goo.gl/nMBa8hLht51gt8T98">https://photos.app.goo.gl/nMBa8hLht51gt8T98</a><br>Unit #8608 <a href="https://photos.app.goo.gl/UpmfXKrb2fViu3Zq9">https://photos.app.goo.gl/UpmfXKrb2fViu3Zq9</a> |



# Airworld Center

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

# For Sale/Lease



For more information:

Michael R. Block, CPM  
816.932.5549  
mblock@blockllc.com

700 W. 47th Street, Suite 200  
Kansas City, MO 64112  
816.756.1400 | www.BLOCKLLC.com

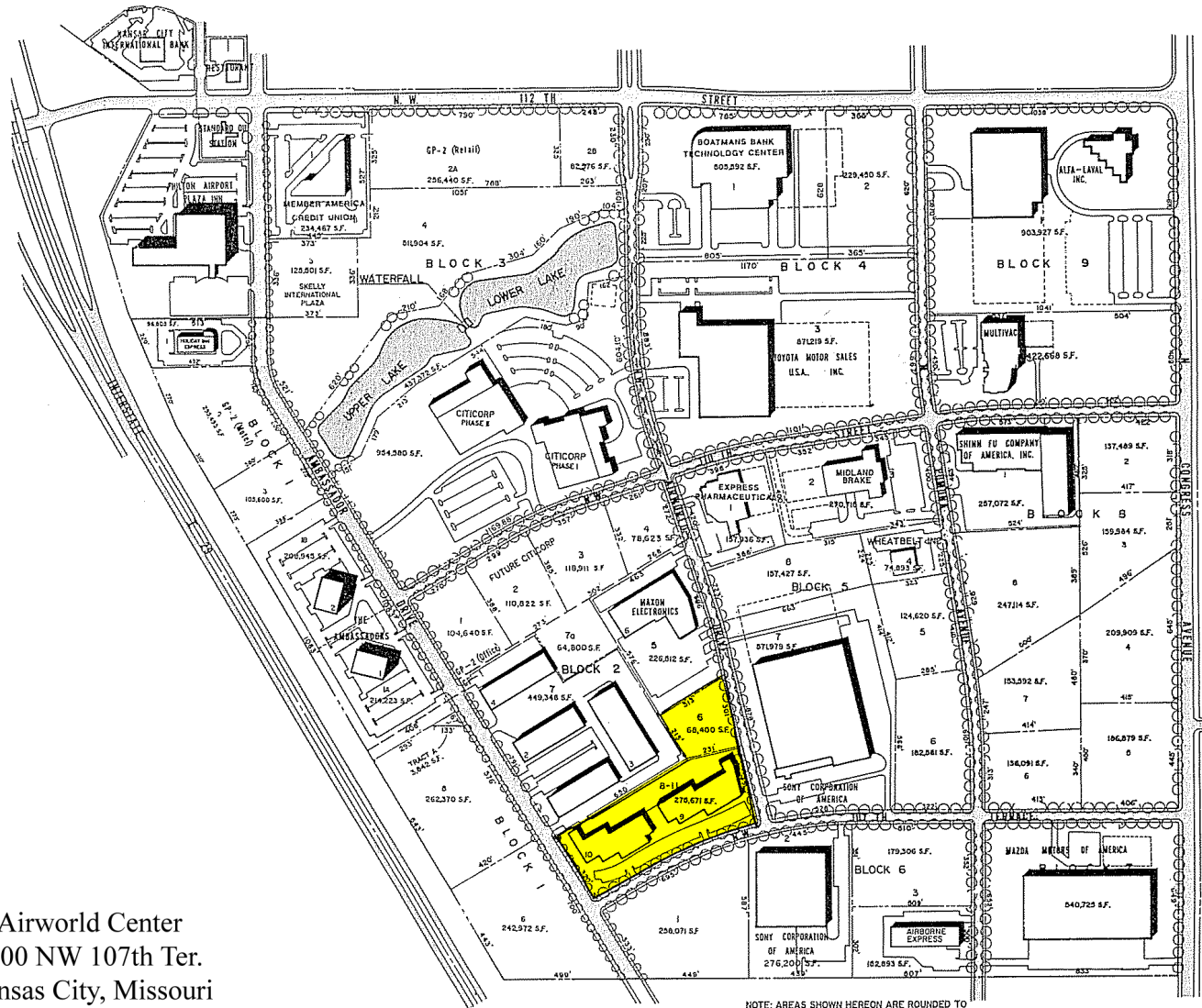
**BLOCK**  
REAL ESTATE SERVICES, LLC



# Airworld Center

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

# For Sale/Lease

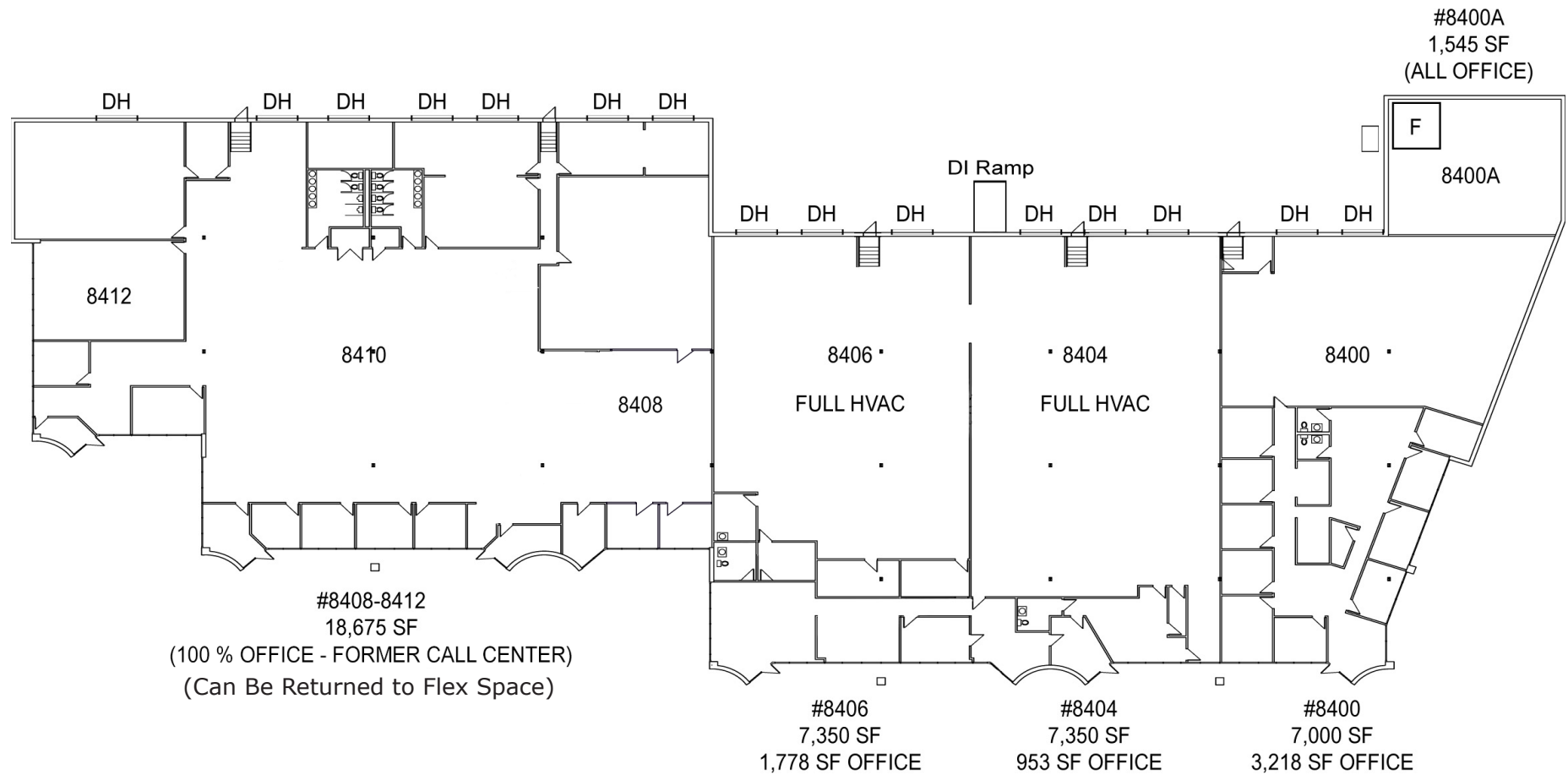


Airworld Center  
8400 NW 107th Ter.  
Kansas City, Missouri

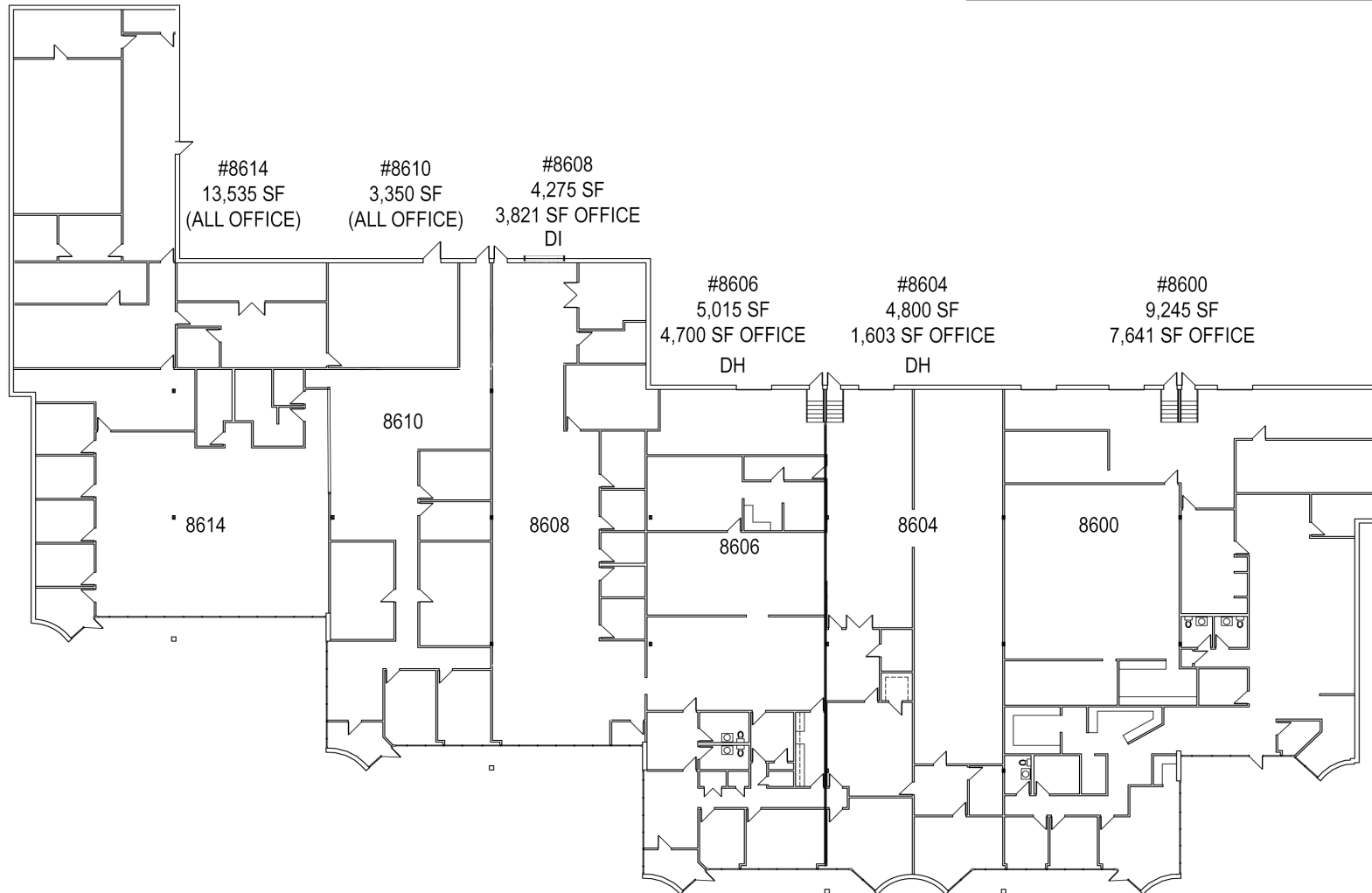
700 W. 47th Street, Suite 200  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

**BLOCK**  
REAL ESTATE SERVICES, LLC

## Building 9



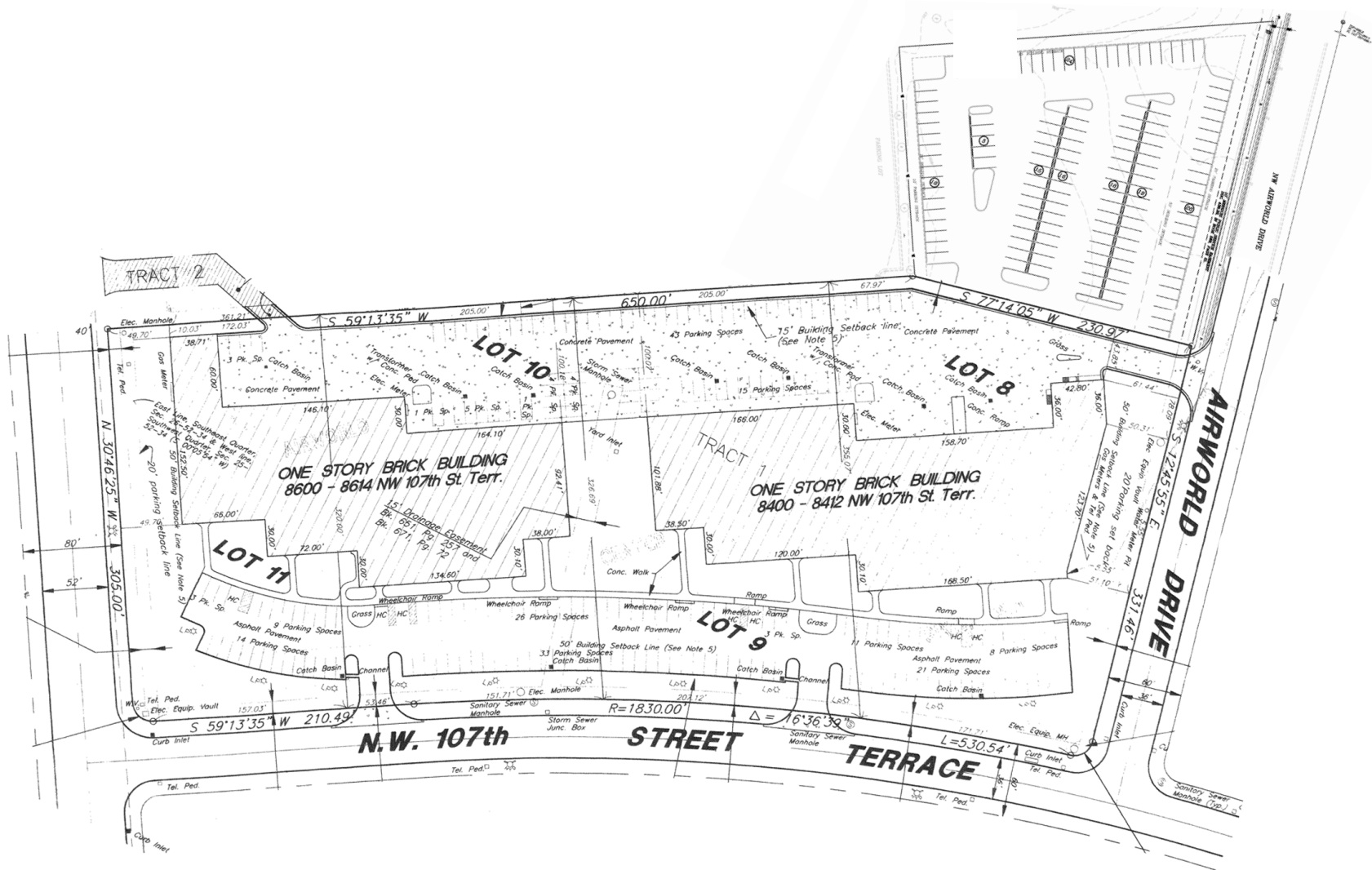
## Building 10



# Airworld Center

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

# For Sale/Lease



700 W. 47th Street, Suite 200  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)