

**Climate Controlled Warehouse or Manufacturing**



**High-Quality Centrally Located Facility**

- 101,108 Square Feet
- Modern office renovation and expansion
- Air-conditioned warehouse and production area
- Heavy power
- Ample gated and lighted parking
- Dock-high and drive-in loading

**For more information:**

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## Building Specifications

Total Building Size: 101,108 SF

Office Space: 10,219 SF

5 dock-high doors; 2 drive-in doors  
 North: 1 drive-in door (8'w x 7'4"h)  
 East: 3 dock-high doors  
 Hydraulic pit levelers  
 Electric Openers  
 1 dock-light  
 Dock shelters  
 10'x10' doors with windows  
 South: 2 dock-high doors  
 9'x9' doors with windows  
 Hydraulic pit levelers  
 Electric openers  
 1 trash compactor door  
 1 drive-in door (9'10"w x 9'11"h)

Clearance: 17'-18'4" clear  
 9' basement with ramp and freight elevator (16,000# class c)

Lighting: T-5 main floor (T-8 basement)

Sprinkler: Wet Sprinkler

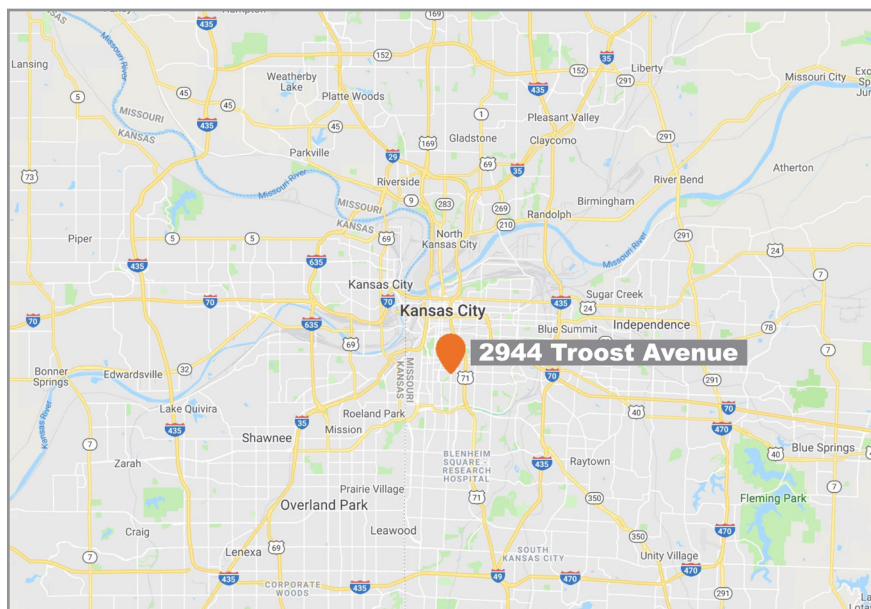
Electric Service: 2400 amps, 277/480v, 3-ph, 4-wire  
 South Electric Service 1,200 Amp, 277/480v, 3-ph 4 wire  
 North Electric Service 1,200 Amp, 277/480v, 3-ph 4 wire

Parking: 106 totals  
 North Lot: 94 spaces, lighted, fenced and gated  
 East Lot: 8 spaces, lighted

# 2944 Troost Avenue

Kansas City, Missouri 64109

# For Sale/Lease



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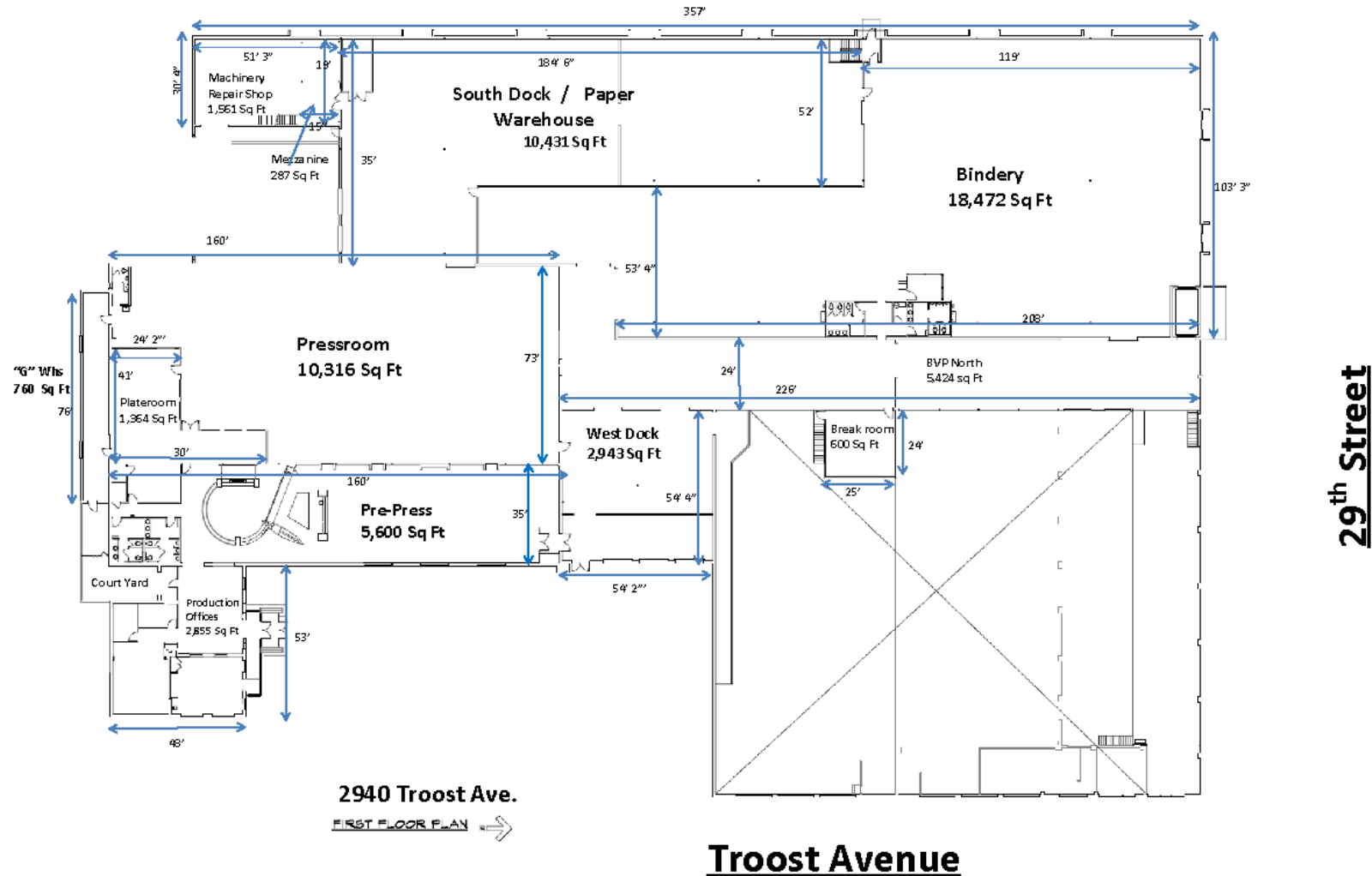
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**BLOCK**  
REAL ESTATE SERVICES, LLC

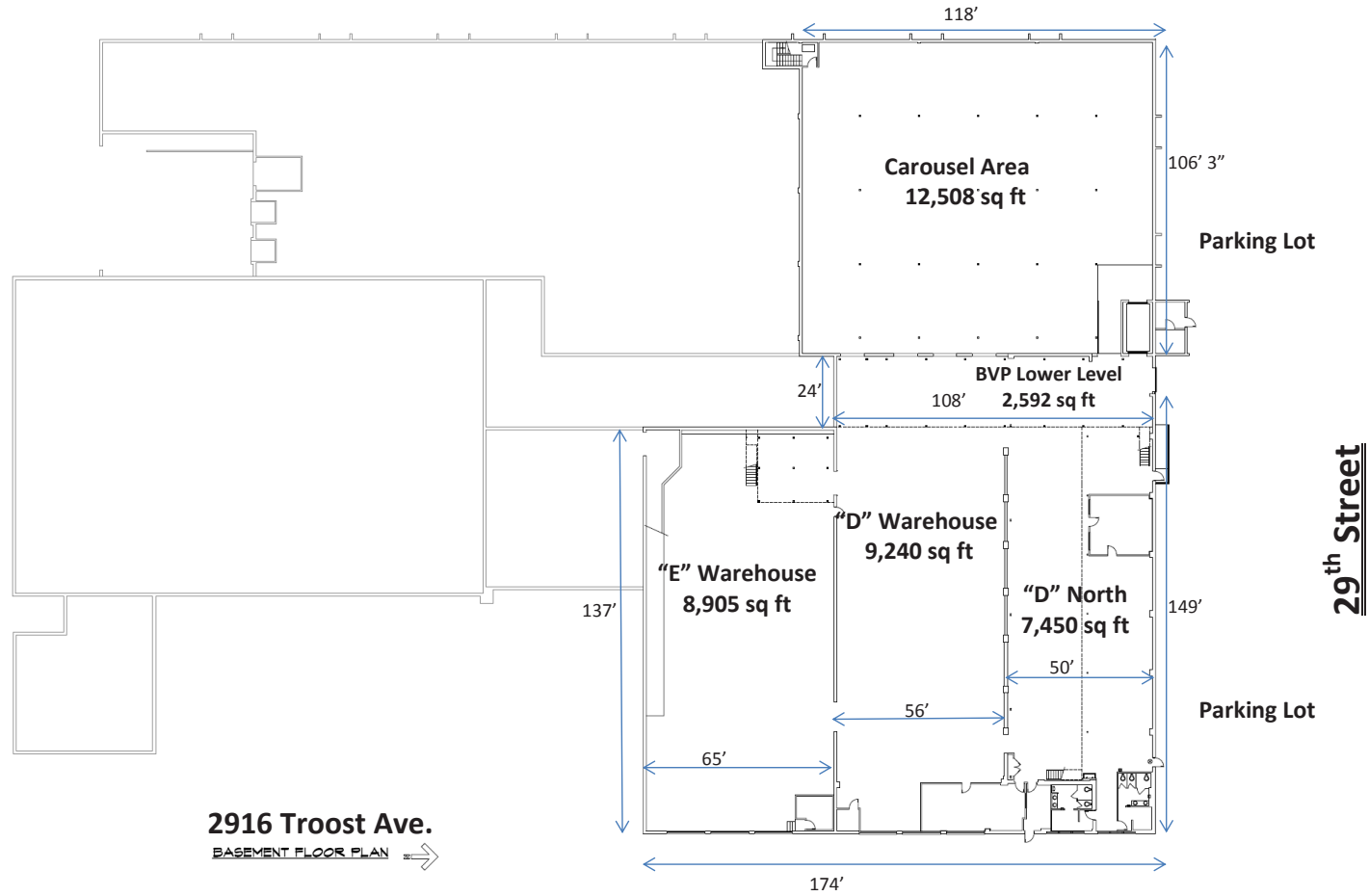
## Property Photos



## First Floor Floor Plan

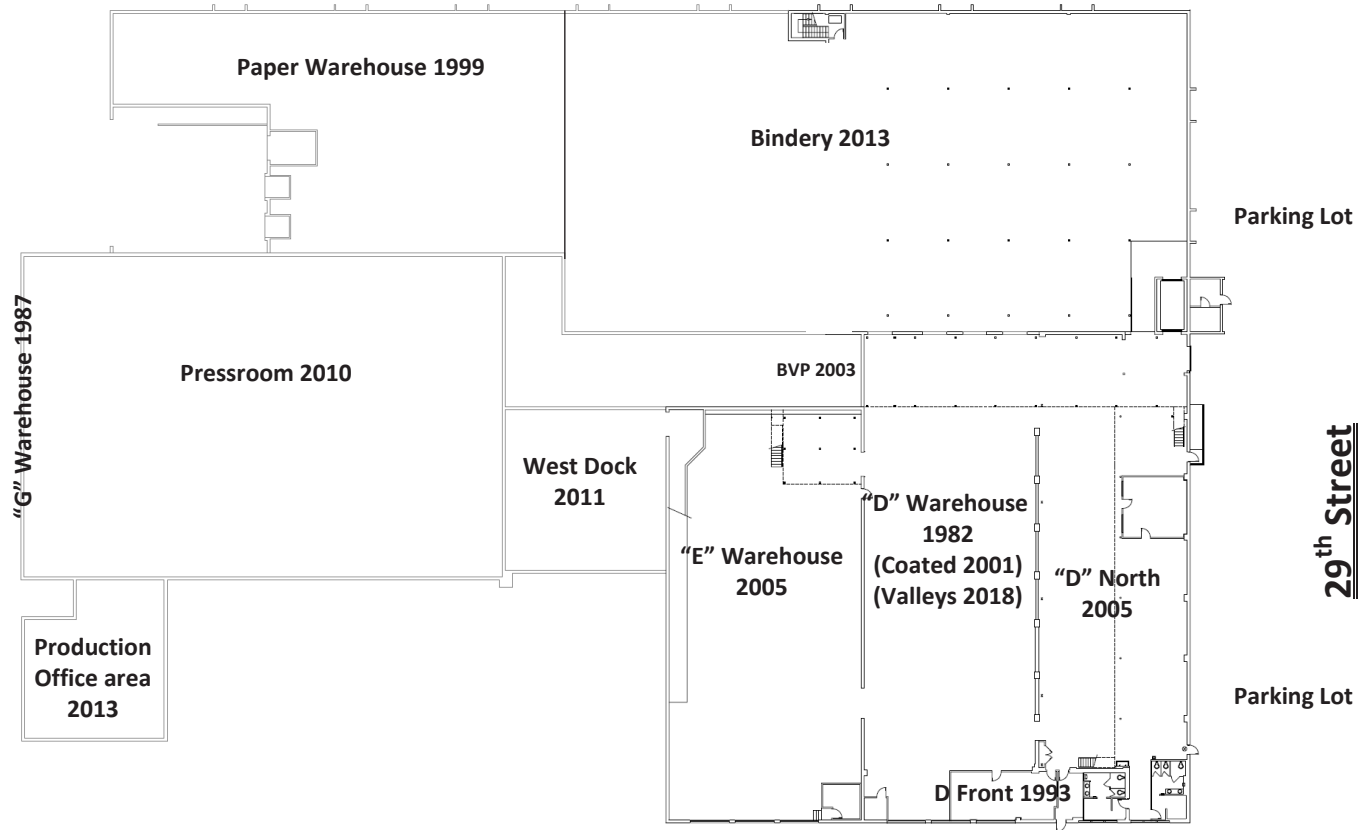


## Lower Level Floor Plan



## Troost Avenue

## Roof Replacement Dates



2916-2940 Troost  
Roof Replacement Dates

Troost Avenue