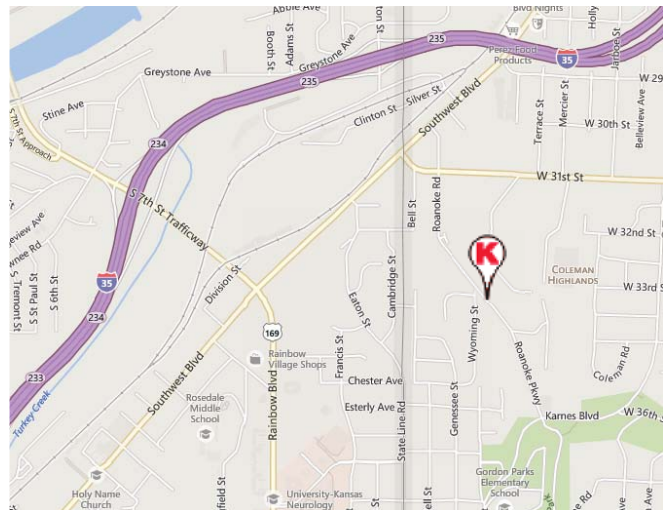


3269 Roanoke Road Kansas City, MO



13,462 SF Office/Warehouse Building FOR LEASE

- 2,000 SF Newly Remodeled Office Space
- 1 Drive-In Loading Door
- Large Fenced & Paved Yard
- Central Location



JOHN DELZER jd@karbank.com

PAUL FOGEL, SIOR, CPM, CCIM pf@karbank.com

THE BARNEY BUILDING
2000 SHAWNEE MISSION PARKWAY
SUITE 400
MISSION WOODS, KANSAS 66205

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REAL ESTATE COMPANY

3269 Roanoke Road Kansas City, MO

County:	Jackson	Zip:	64111
Building Area:	13,462 SF	Land Area:	.70 Acres
Building Dimensions:	131' X 100'	Land Dimensions:	141' X 207'
Office Area:	2,000 SF	Zoning:	M-2A (Light Industrial)
Type Construction:	Masonry Block/Brick	Condition:	Excellent
Year Built:	1962	Floors:	One
Ceiling Height:	14'	Floor Type:	5" Reinforced Concrete
Column Spacing:	25' (E/W) x 20' (N/S)	Roof Type:	Single-Ply Membrane
Parking:	Ample	Plans Available:	Yes
Truck Docks:	N/A	Drive-In Doors:	One
Dock Door Sizes:	N/A	Drive-In Door Sizes:	12' x 12'
Dock Levelers:	N/A	Rail Service:	None
Sprinkler Type:	N/A	Car Spots:	N/A
Lighting Type:	T-8	Heat Type:	Overhead Gas
Electric Service:	400 Amp, 277/ 480 Volt, 3 Phase	Restrooms:	Two
Lease Price (SF/YR):	\$5.50 PSF	Sale Price:	N/A
Lease Price (MO):	\$6,170	Sale Terms:	N/A
Lease Type:	Gross Industrial	Exist. Financing:	
Lease Term:	Flexible	R.E. Taxes:	\$7,482 (2014)
Date Available:	September 1, 2018	Insurance:	

Comments:

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