

## 4515 East 75<sup>th</sup> Terrace Kansas City, MO



### 66,000 SF FOR SALE OR LEASE

### Office & Air-Conditioned Warehouse Building

- 3,000 SF Office Area
- Dock-High and Drive-In Loading Doors
- Large, Paved Storage Yard
- Heavy Electrical Service
- Wet-Fire Sprinkler Throughout
- 100% Air-Conditioned
- Roof Warranty Until 2024



JOHN DELZER [jd@karbank.com](mailto:jd@karbank.com)

PAUL FOGEL, SIOR [pf@karbank.com](mailto:pf@karbank.com)

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

INDUSTRIAL | OFFICE | COMMERCIAL  
BROKERAGE & DEVELOPMENT  
ESTABLISHED 1950

816.221.4488 MAIN  
816.221.4494 FAX  
[KARBANK.COM](http://KARBANK.COM)

## 4515 East 75<sup>th</sup> Terrace Kansas City, MO

<b>County:</b>	Jackson	<b>Zip:</b>	64132
<b>Building Area:</b>	66,000 SF	<b>Land Area:</b>	3.14 Acres
<b>Building Dimensions:</b>		<b>Land Dimensions:</b>	
<b>Office Area:</b>	3,000 SF	<b>Zoning:</b>	M-2, Heavy Industrial
<b>Type Construction:</b>	Masonry - Block/Brick	<b>Condition:</b>	Good
<b>Year Built:</b>	1960-1964	<b>Floors:</b>	1
<b>Ceiling Height:</b>	15.5'	<b>Floor Type:</b>	6" Reinforced Concrete
<b>Column Spacing:</b>	30' x 30'	<b>Roof Type:</b>	TPO Singly-Ply Membrane
<b>Parking:</b>	Ample	<b>Plans Available:</b>	Yes
<b>Truck Docks:</b>	9	<b>Drive-In Doors:</b>	1
<b>Dock Door Sizes:</b>	10' x 10'	<b>Drive-In Door Sizes:</b>	14' x 14'
<b>Dock Levelers:</b>	2	<b>Rail Service:</b>	None
<b>Sprinkler Type:</b>	Wet	<b>Car Spots:</b>	N/A
<b>Lighting Type:</b>	8' Fluorescent Strips	<b>Heat Type:</b>	OH Gas
<b>Electric Service:</b>	1600 Amp, 277/480 Volt, 3-Phase	<b>Restrooms:</b>	5
<b>Lease Price (SF)</b>	\$3.15 PSF	<b>Sale Price:</b>	\$1,947,000
<b>Lease Price (MO):</b>	\$17,325.00/MO	<b>Sale Terms:</b>	All Cash Due at Closing
<b>Lease Type:</b>	Industrial Gross	<b>Exist. Financing:</b>	N/A
<b>Lease Term:</b>	3-5 Years	<b>R.E. Taxes:</b>	\$17,344.27 (2018)
<b>Date Available:</b>	January 1, 2019	<b>Insurance:</b>	

### Comments:

- 100% Air-Conditioned
- Flood-Protected Business Park Location

JOHN DELZER jd@karbank.com

PAUL FOGEL, SIOR pf@karbank.com

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

INDUSTRIAL | OFFICE | COMMERCIAL  
BROKERAGE & DEVELOPMENT  
ESTABLISHED 1950

816.221.4488 MAIN  
816.221.4494 FAX  
[KARBANK.COM](http://KARBANK.COM)