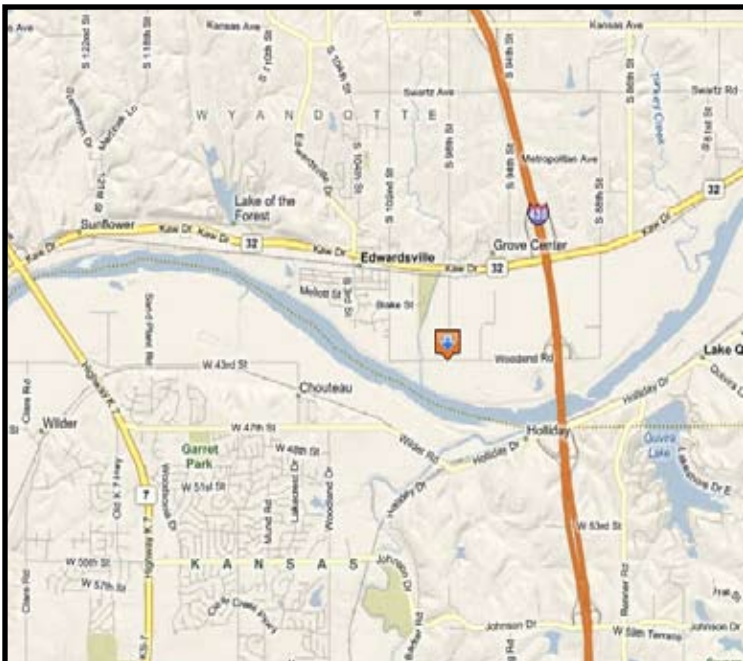




PROPERTY FOR LEASE

9911 Woodend Road
Edwardsville, Kansas



Property Highlights

- 88,497 SF available
- 3,034 SF office space
- 85,463 SF warehouse area
- \$4.60 PSF gross industrial
- 28' 10" - 32' 10" clear height
- 16 dock high doors
- ESFR sprinkler system
- Easy access to I-435 and K-32

For more information or to schedule a tour,
give us a call.

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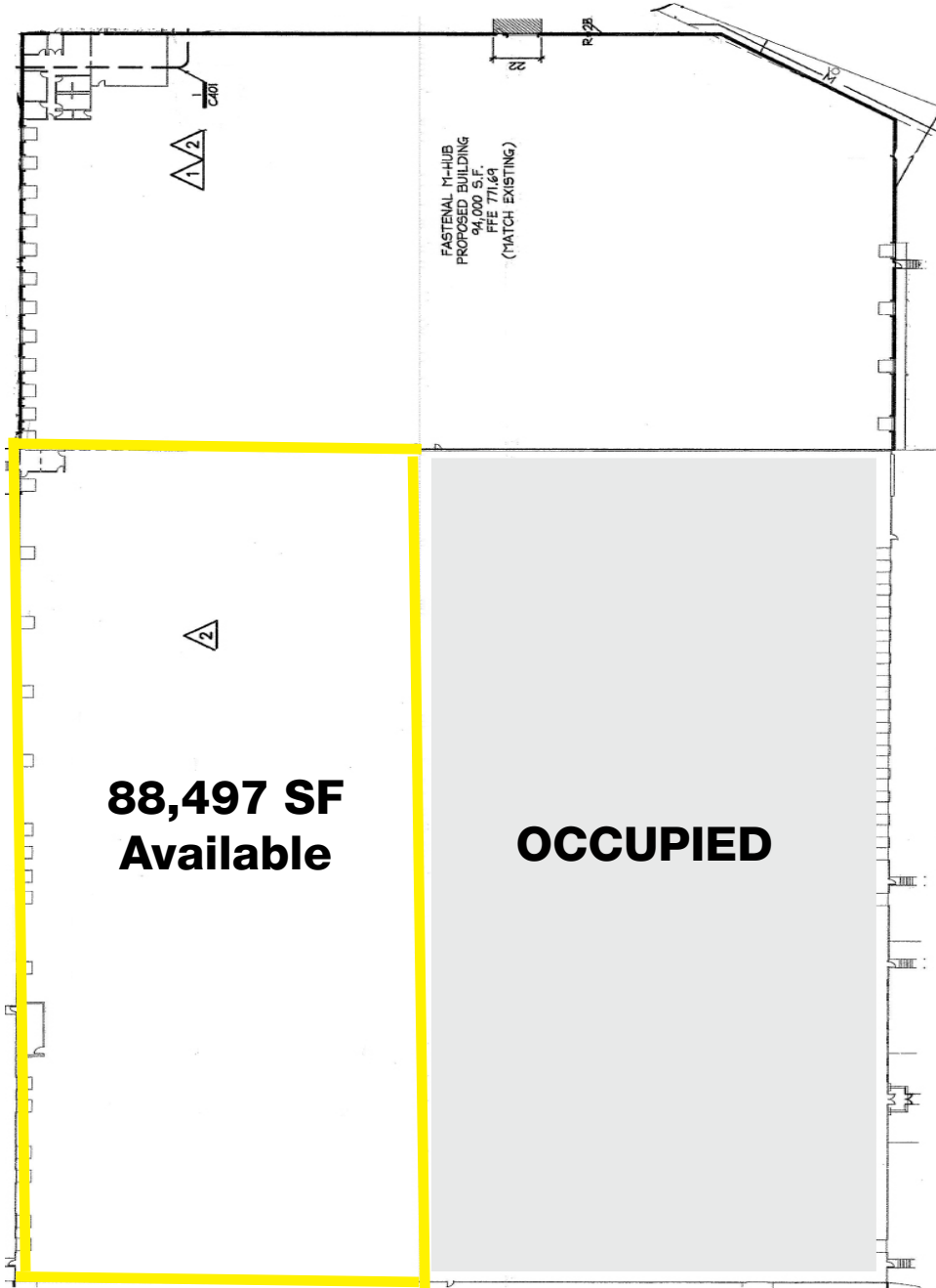
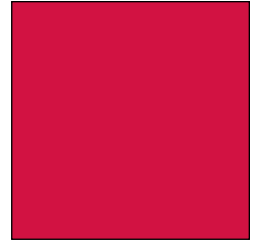
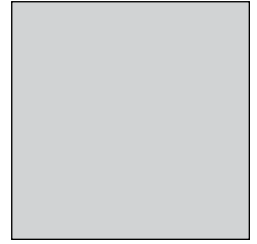
NAI Capital Realty

Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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9911 Woodend Road, Edwardsville, Kansas
±88,497 SF Overview

Project:	9911 Woodend Road, Edwardsville, Kansas
Building Type:	Front-loaded distribution facility
Available Size:	Approximately 88,497 square feet
Office Area:	Approximately 3,034 square feet, plus a small shipping office
Space Dimensions:	Approximately 185' depth x 475' width
Column Spacing:	40' wide x 80' deep - typical
Loading:	16 (9' x 10') dock-high doors (with up to 17 knock-out panels for additional dock-high loading doors)
Dock Equipment:	13 pit levelers 3 edge of dock levelers 14 dock shrouds
Truck Court:	60' concrete truck apron 135' overall
Clear Height:	28' 10" to 32' 10", below bar joists
Floor Slab:	Approximately 6" concrete with wire mesh over crushed rock
Exterior Walls:	Concrete tilt-up and pre-engineered metal panels
Fire Sprinklers:	ESFR
Parking:	22 striped parking spaces (expandable)
Trailer Storage:	80' x 365' lot available depending on sq. ft. leased with concrete dolly pad (expandable)
Electrical:	Westar – provider
Gas:	Atmos – provider
Water:	Kansas City Board of Public Utilities – provider
Zoning:	I-1



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