

FOR LEASE



2949 Chrysler Road
Kansas City, KS (FAIRFAX DISTRICT)



**96,414 SF BUILDING
ON 3.19 ACRES**

PROPERTY HIGHLIGHTS

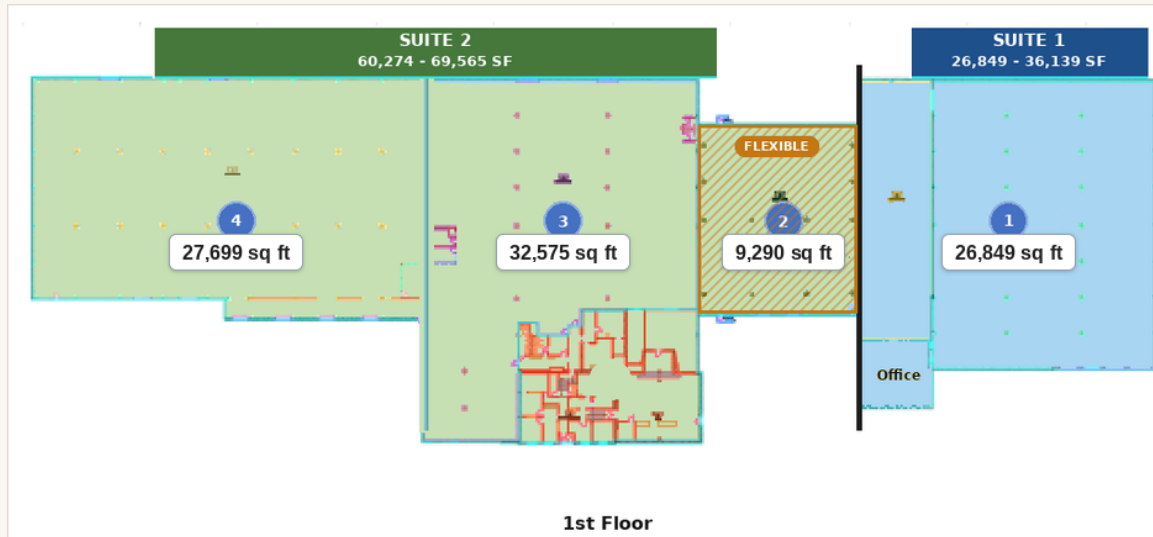


- 96,414 SF building on 3.19 Acres
- 6,000 SF of office spaces in three areas of the building
- Divisible between 26,849 SF, 36,139 SF, 60,274 SF, or 69,564 SF
- 11 dock-high doors and 2 drive-in doors
- 15' - 22' ceiling height
- Heavy 3-phase electrical power
- M-3 Zoning (Heavy Industrial)
- Masonry exterior structure
- Lease Rate: \$4.75 - \$4.95 PSF NNN
- Nets:
 - Taxes: \$1.38 PSF
 - Insurance: \$0.31 PSF
 - CAM: \$0.35 PSF
- UP Rail (not active)

BUILDING FLOOR PLAN

Whole building total (single-tenant lease): 96,413 SF

1st Floor (Suite Configuration)



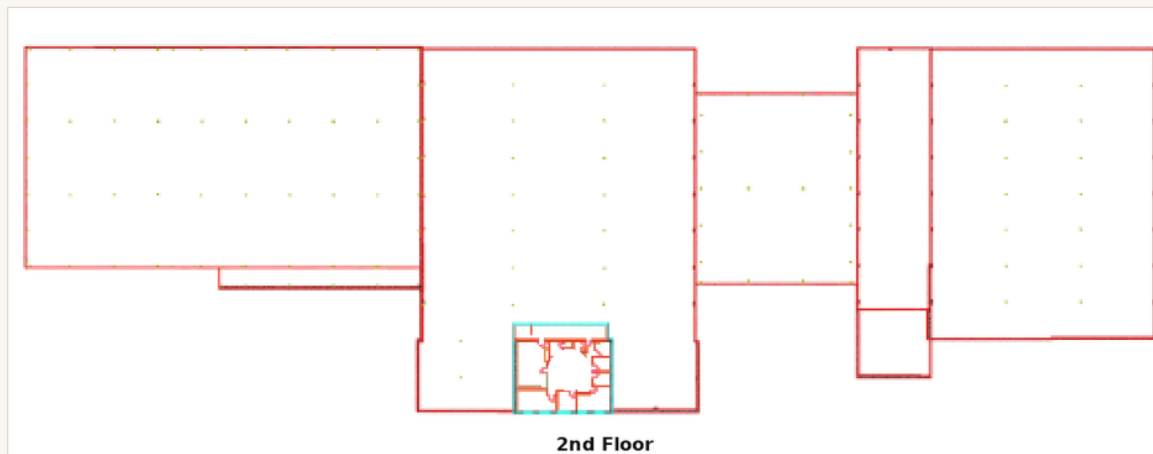
Suite Legend

- Suite 1 (Section 1)**
26,849 SF fixed. Can expand to 36,139 SF if Section 2 is included.
- Suite 2 (Sections 3 + 4)**
60,274 SF fixed. Can expand to 69,565 SF if Section 2 is included.
- Section 2 (Flexible, 9,290 SF)**
Sits between Suite 1 and Suite 2. Can be assigned to either suite depending on tenant needs.

Suite sizes shown as fixed SF, or fixed + flexible SF range if Section 2 is included.

Whole building (Sections 1 to 4, no split):
96,413 SF total.

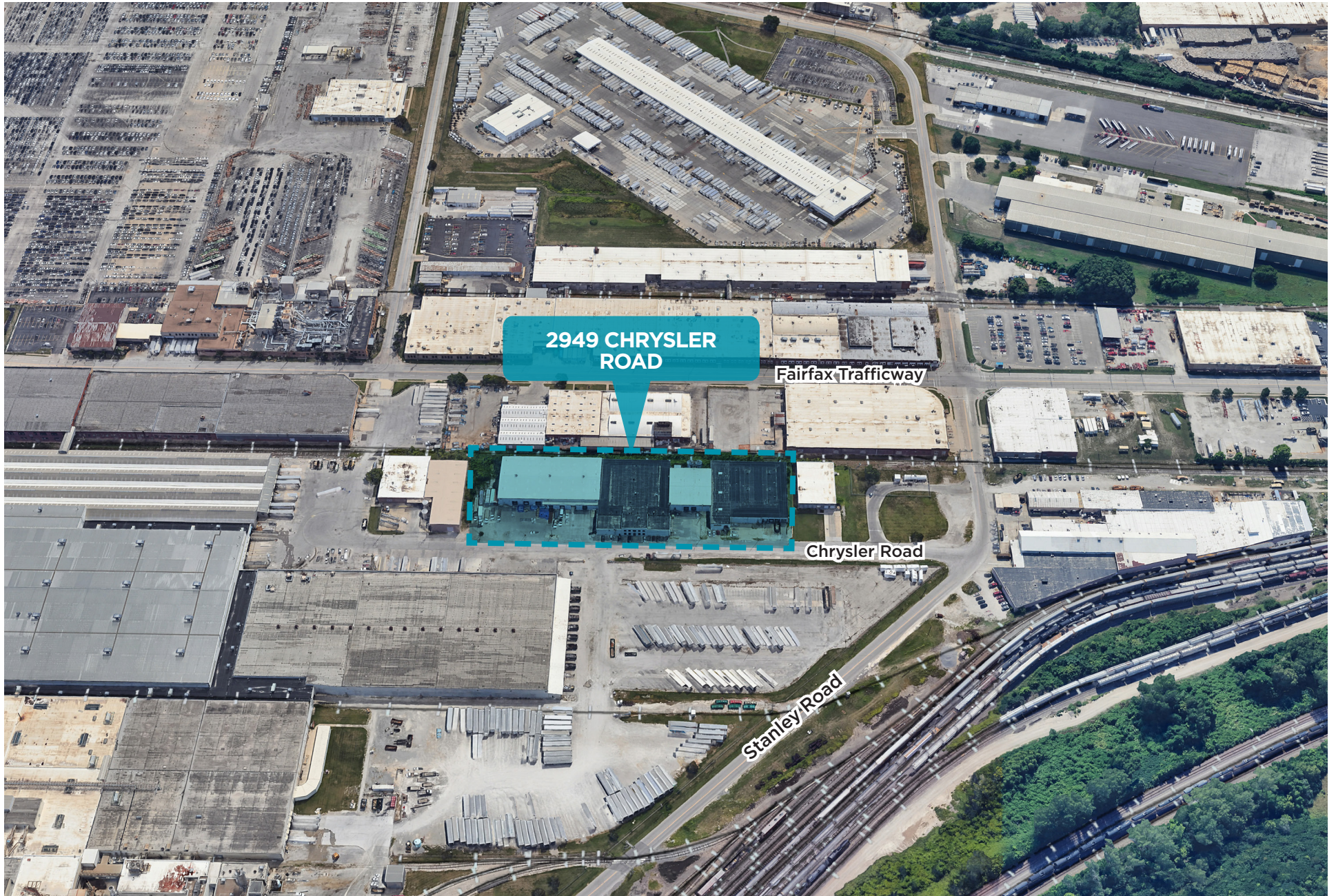
2nd Floor



INTERIOR PHOTOS



AERIAL MAP





CONTACT

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