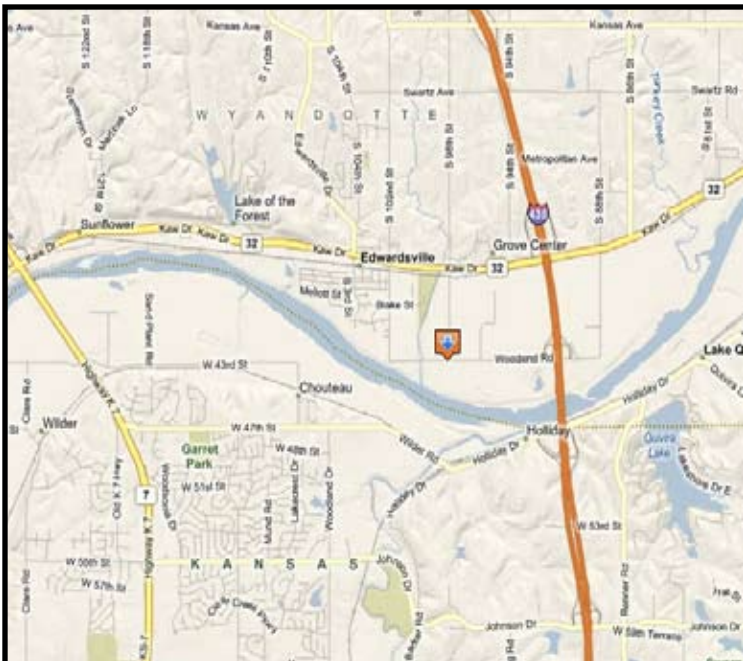


PROPERTY FOR LEASE

9911 Woodend Road
Edwardsville, Kansas



Property Highlights

- 183,571 SF available
- 5,094 SF office space
- 178,477 SF warehouse area
- \$4.75 PSF gross industrial
- 28' 10" - 32' 10" clear height
- 33 dock high doors
- 1 drive-in door
- ESFR sprinkler system
- Easy access to I-435 & K-32

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

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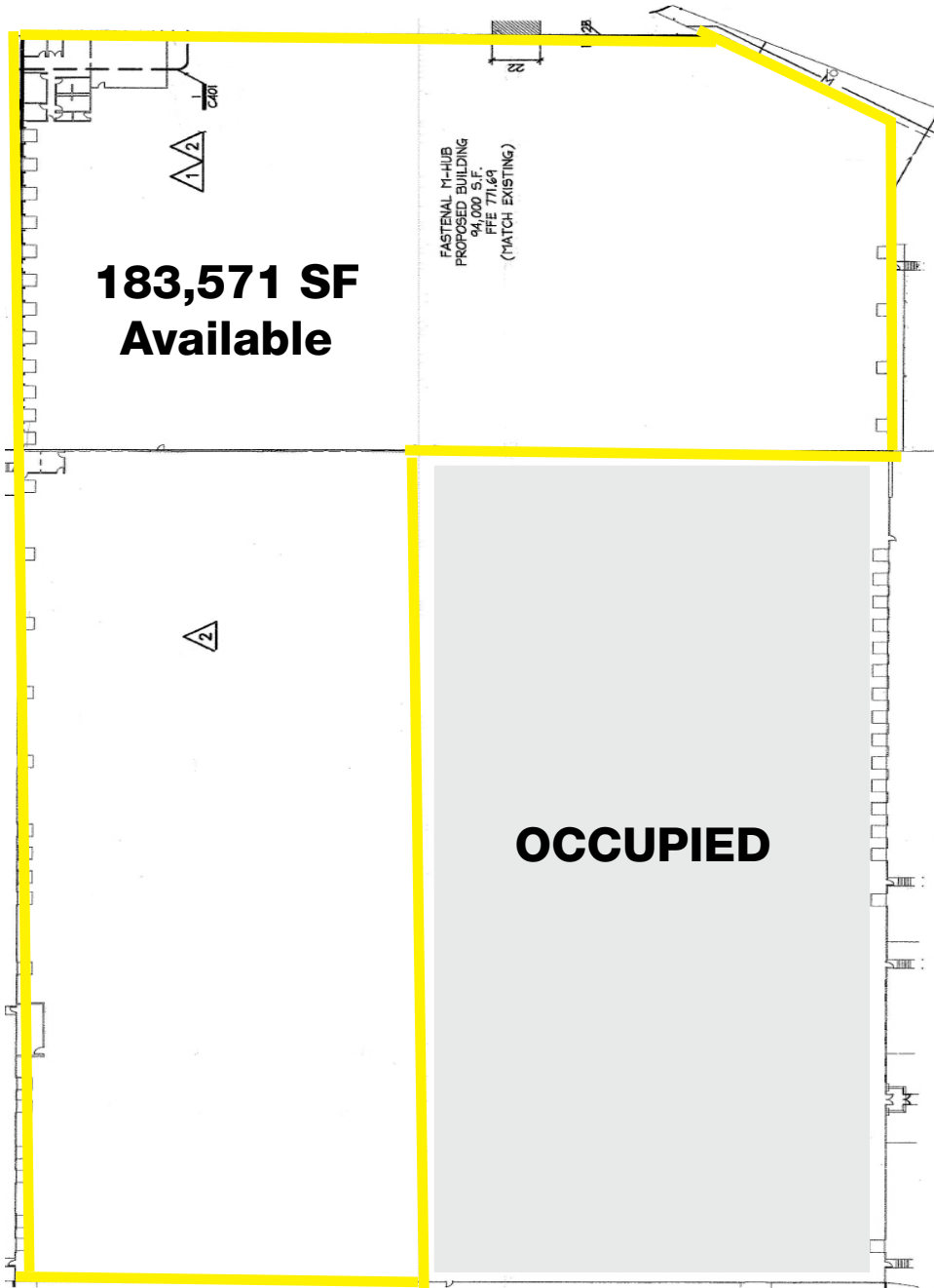
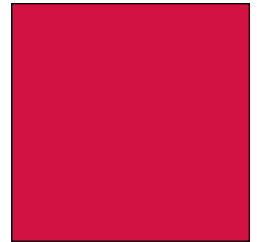
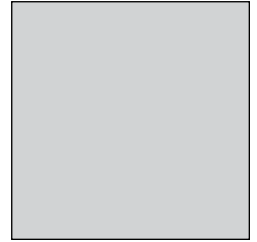


Commercial Real Estate Services, Worldwide.

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
±183,571 SF Overview

Project:	9911 Woodend Road, Edwardsville, Kansas	
Building Type:	Front-loaded distribution increment - ±88,497 SF Cross-dock distribution increment - ±95,074 SF	
Available Size:	Approximately 183,571 square feet	
Office Area:	Approximately 5,094 square feet in two separate office areas (±2,060 SF NEC and ±3,034 SF in the original section), plus a small shipping office	
Space Dimensions:	Approximately 185' depth x 475' width - ±88,497 SF increment Approximately 400' depth x 241' width - ±95,074 SF increment	
Column Spacing:	40' wide x 80' deep - ±88,497 SF increment 50' wide x 80' deep - ±95,074 SF increment	
Loading:	33 (9' x 10') dock-high doors; 1 (14' x 16') drive-in door	
Dock Equipment:	20 pit levelers 13 edge of dock levelers 31 dock shrouds	
Truck Court:	<u>South Truck Court</u> 60' concrete truck apron 147' overall	<u>North Truck Court</u> 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 panels and pre-engineered metal panels	
Fire Sprinklers:	ESFR	
Parking:	98 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	