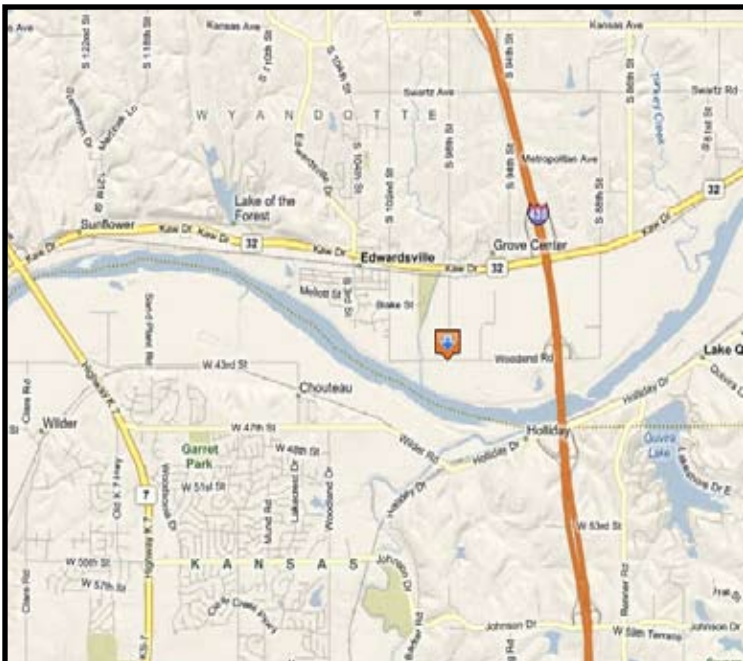




## PROPERTY FOR LEASE

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.

Kevin Wilkerson  
913.469.4601 Direct  
wilkerson@capital-kc.com

Phillip L. Algrim  
913.469.4605 Direct  
algrim@capital-kc.com

Erik Lund  
913.469.4609 Direct  
lund@capital-kc.com

[www.capital-kc.com](http://www.capital-kc.com)

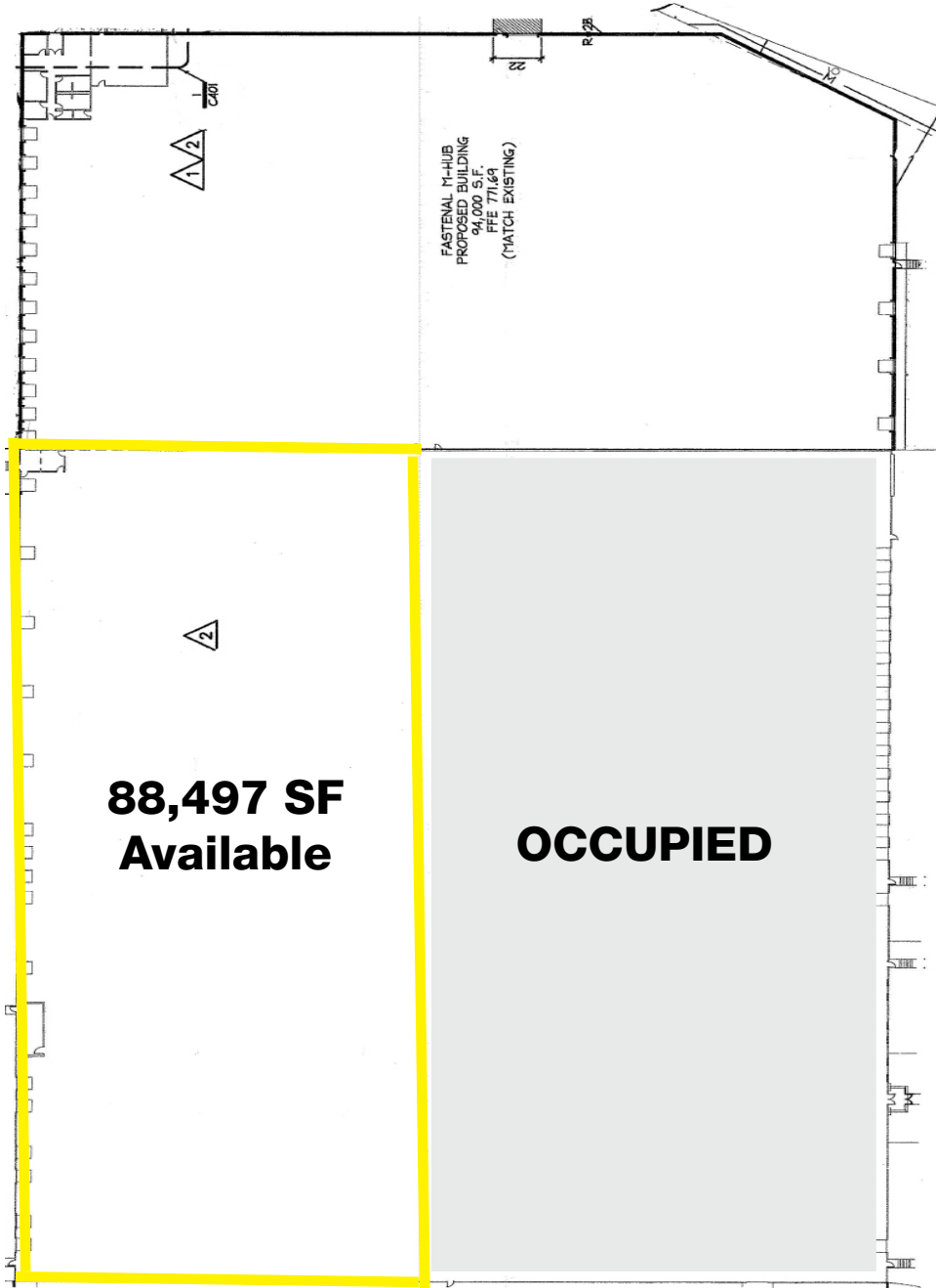
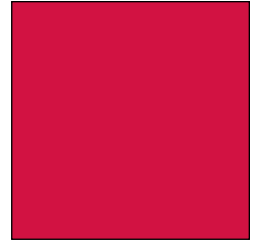
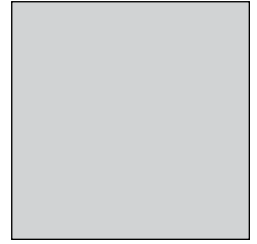
# NAI Capital Realty

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.

9911 WOODEND ROAD  
Edwardsville, Kansas



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

Kevin Wilkerson  
913.469.4601 Direct  
wilkerson@capital-kc.com

Phillip L. Algrim  
913.469.4605  
algrim@capital-kc.com

Erik Lund  
913.469.4609  
lund@capital-kc.com

**NAI** Capital Realty

Commercial Real Estate Services, Worldwide.

7500 College Boulevard • Suite 920 • Overland Park KS 66210

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

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