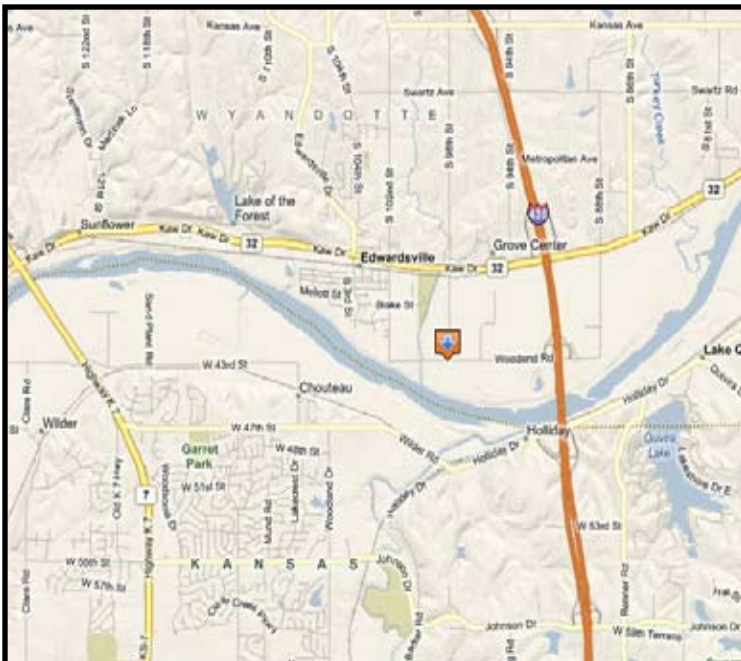


PROPERTY FOR LEASE

9911 Woodend Road
Edwardsville, Kansas



Property Highlights

- 95,074 SF available
- 2,060 SF office space
- 93,014 SF warehouse area
- \$4.75 PSF gross industrial
- 28' 10" - 32' 10" clear height
- 17 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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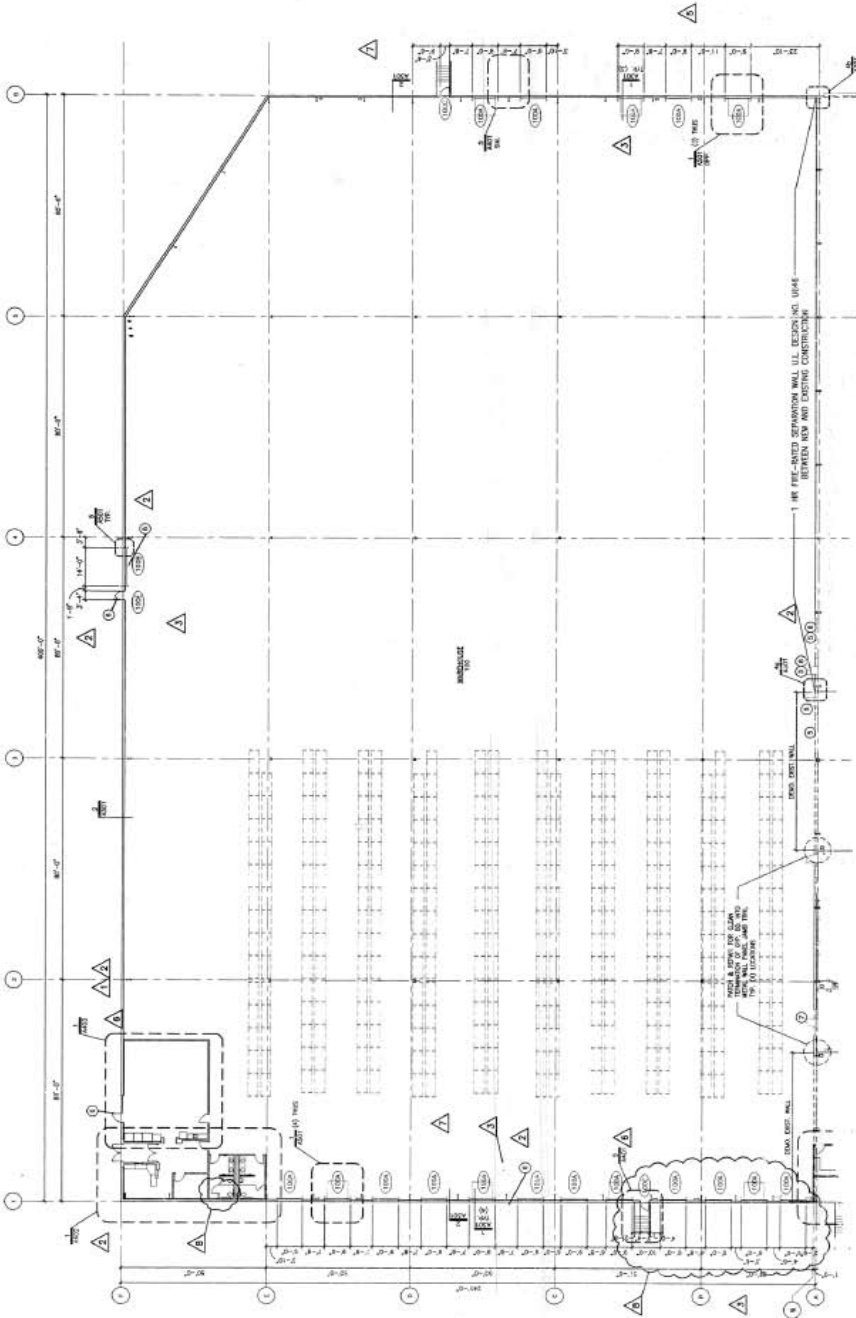
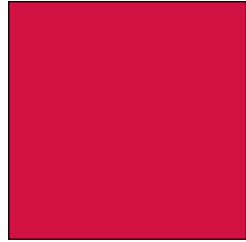
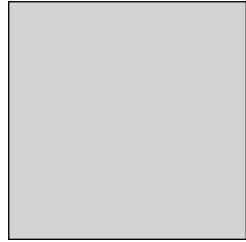


Commercial Real Estate Services, Worldwide.

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.

9911 WOODEND ROAD
Edwardsville, Kansas



95,074 SF

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9911 Woodend Road, Edwardsville, Kansas
±95,074 SF Overview

Project:	9911 Woodend Road, Edwardsville, Kansas	
Building Type:	Cross-dock distribution facility	
Available Size:	Approximately 95,074 square feet	
Office Area:	Approximately 2,060 square feet	
Space Dimensions:	Approximately 400' depth x 241' width	
Column Spacing:	50' wide x 80' deep - typical	
Loading:	17 (9' x 10') dock-high doors; 1 (14' x 16') drive-in door (with at least 2 knock-out panels for additional dock-high loading doors)	
Dock Equipment:	7 pit levelers 10 edge of dock levelers 17 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:	76 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	