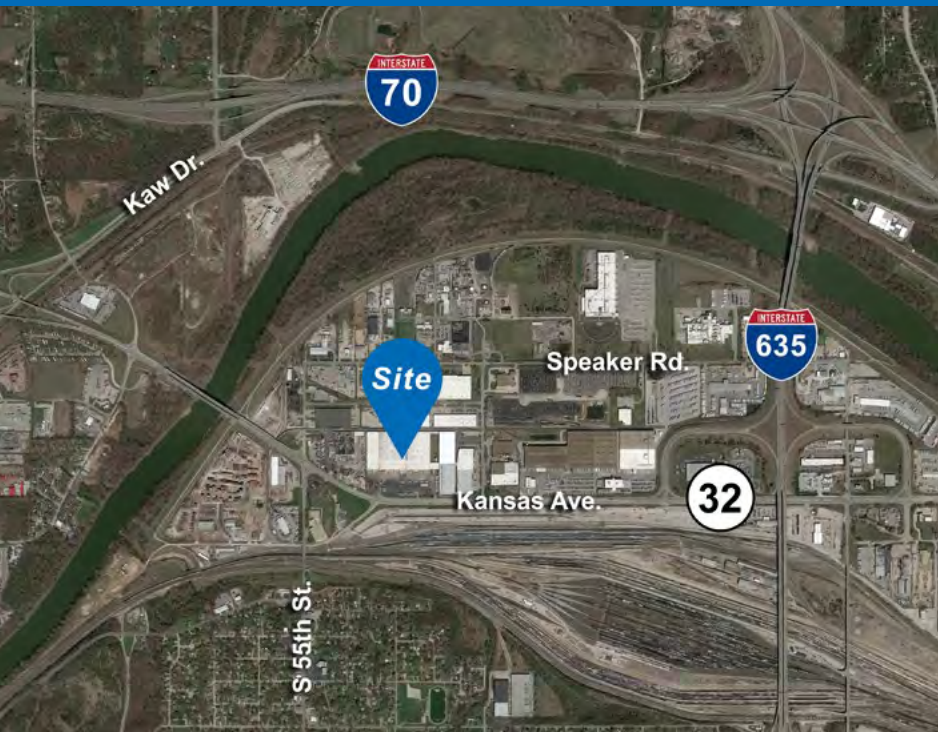


# 5300 Kansas Avenue

Kansas City, Kansas



*Recently Renovated Infill Logistics Building Available for Lease*



**Mark C. Long, CRE, SIOR, CCIM, LEED**  
President and Chief Executive Officer  
t 816-512-1011  
mlong@nzimmer.com

**John F. Hassler, SIOR**  
Executive Managing Director  
t 816-268-4208  
jhassler@nzimmer.com

**William Shagets**  
Regional Director  
t 214-213-4501  
williams@sealynet.com

1220 Washington Street, Suite 300  
Kansas City, MO 64105

[nmrkzimmer.com](http://nmrkzimmer.com)



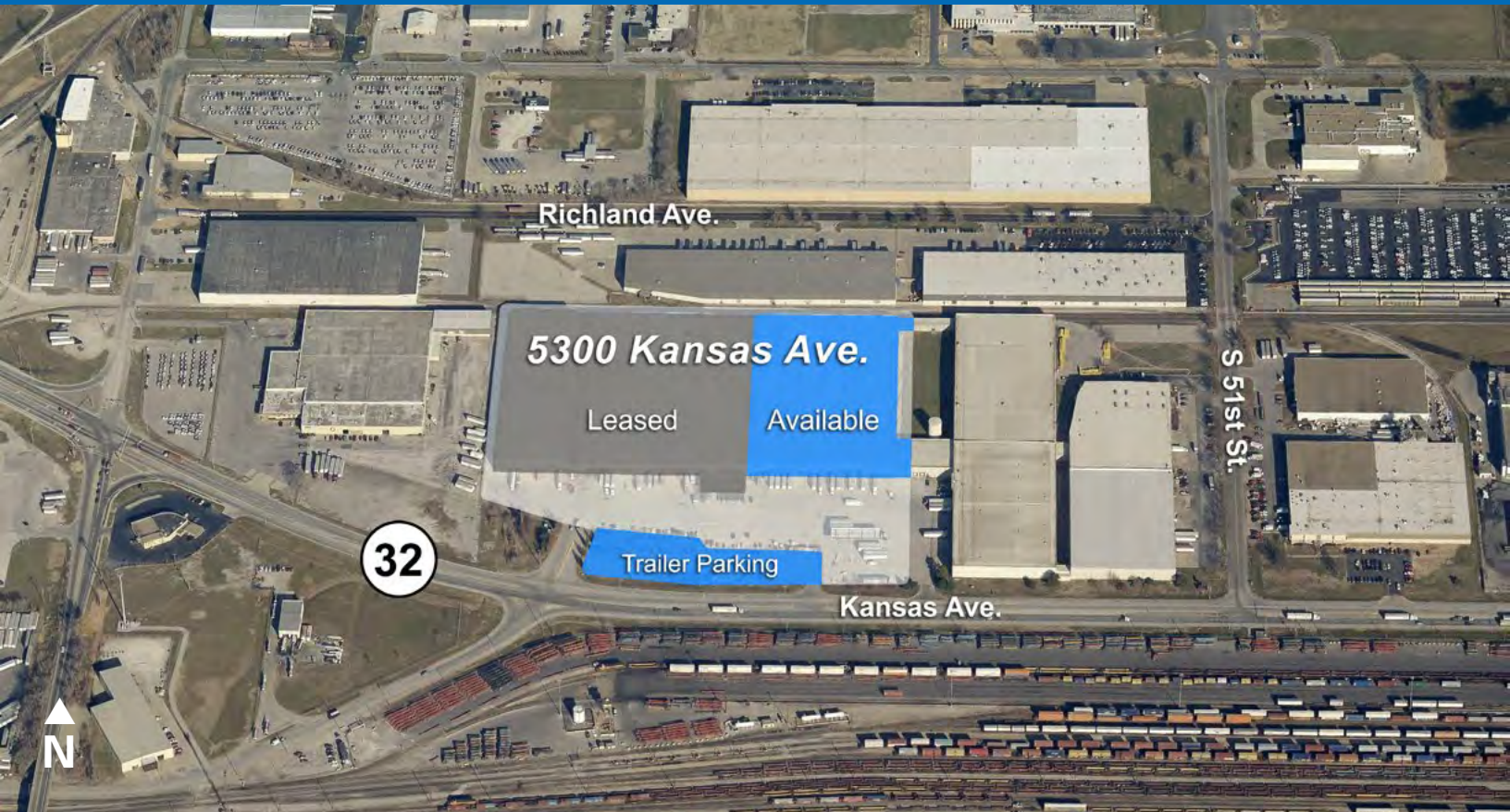
**NEWMARK  
ZIMMER**

**SEALY &  
COMPANY**

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# 5300 Kansas Avenue

Kansas City, Kansas



## *191,740 SF Industrial Space Available for Lease*

### Property Advantages:

- ◆ Among the most centralized locations within the Kansas City metropolitan area
- ◆ Excellent access to I-635 and I-70
- ◆ Lease rate \$3.75/SF, NNN
- ◆ Designed to serve mid-sized and bulk tenants in need of infill logistics space
- ◆ **Heavy power: 2,000 amps of dedicated power available in ±90 days**

### Building Features:

- ◆ 1,177 SF of recently renovated office area
- ◆ 24' ceiling clearance
- ◆ 21 fully equipped dock-high doors
- ◆ Full dock packages
- ◆ ESFR sprinkler system
- ◆ **Fenced Parking for 60 trailers**

### 2026 Improvements Underway:

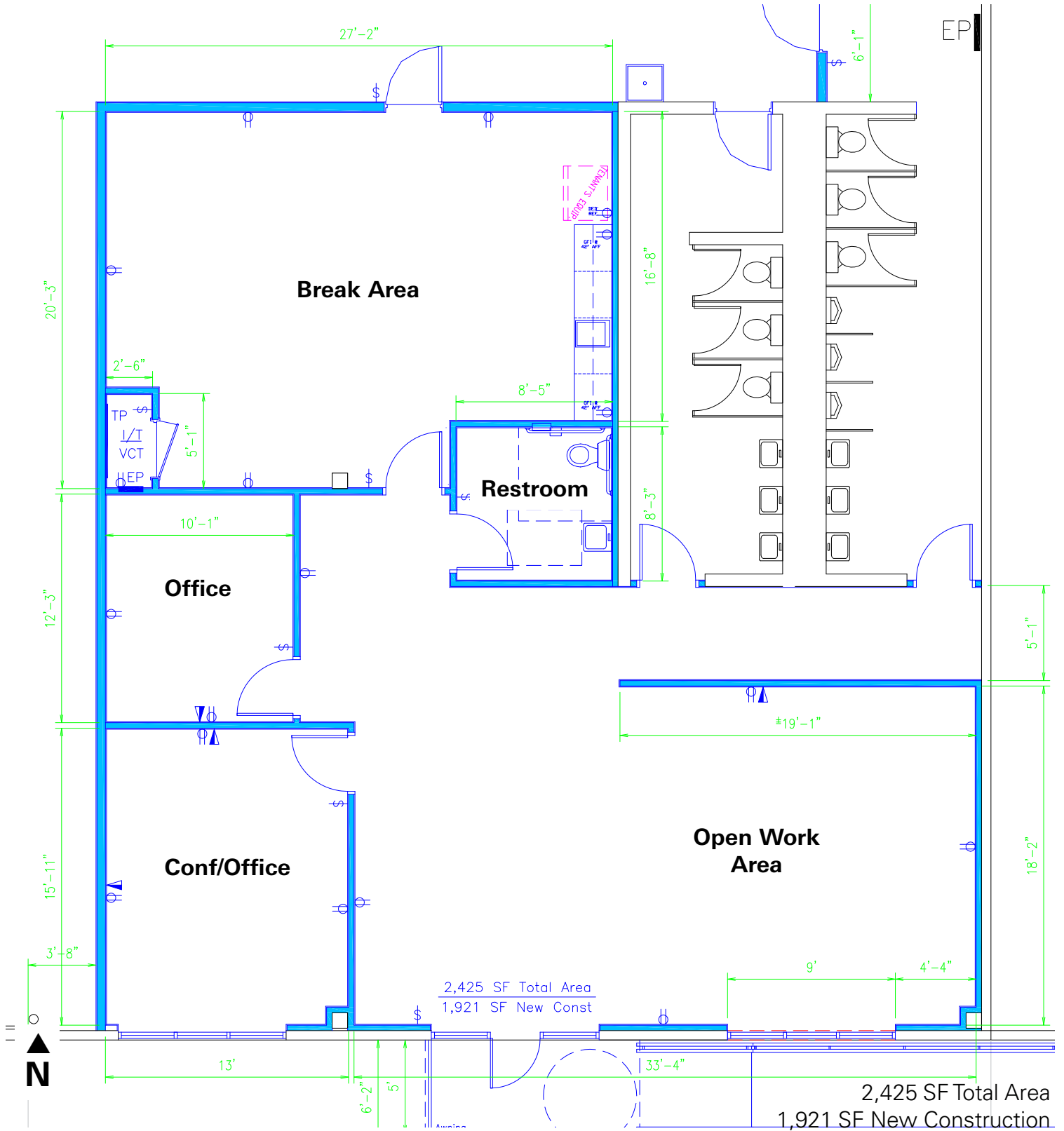
- ◆ Exterior paint
- ◆ Parking lot overlay
- ◆ Landscaping upgrade



# 5300 Kansas Avenue

Kansas City, Kansas

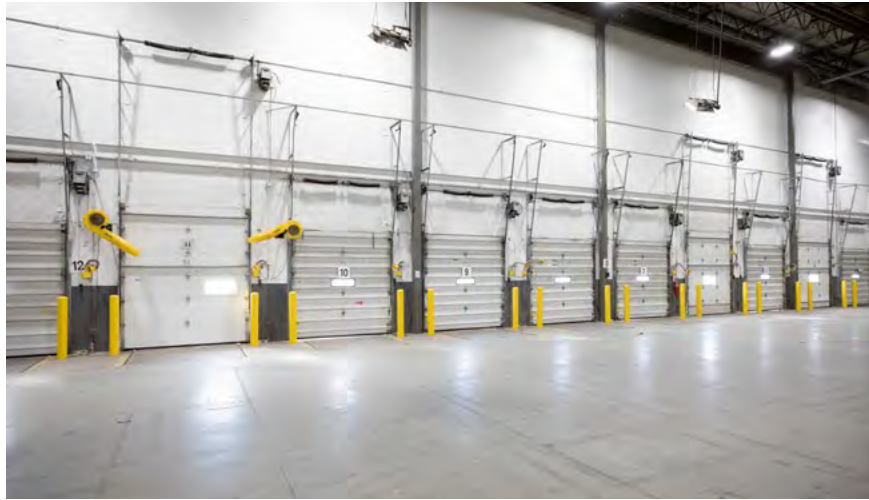
## Potential Office Expansion Plan:



# 5300 Kansas Avenue

Kansas City, Kansas

## Building Photos:



# 5300 Kansas Avenue

Kansas City, Kansas

