



Class A Industrial Building for Lease

**3518 ENTERPRISE DRIVE
KANSAS CITY, MISSOURI**

Property Highlights

- 18,574 (±) sf Class A distribution space
- 2,800 (±) sf office
- Dynamic location at the interchange of I-70 and I-435
- 9 (9' x 10') dock-high doors; all with shelters, EODs, and screens
- 1 (12' x 12') drive-in door with concrete ramp
- 24' minimum ceiling height
- LED lighting throughout
- 40' x 70' column spacing
- Pre-cast concrete construction in 2002
- Wet sprinkler
- Lease rate \$6.95/sf, NNN

For information, please contact:

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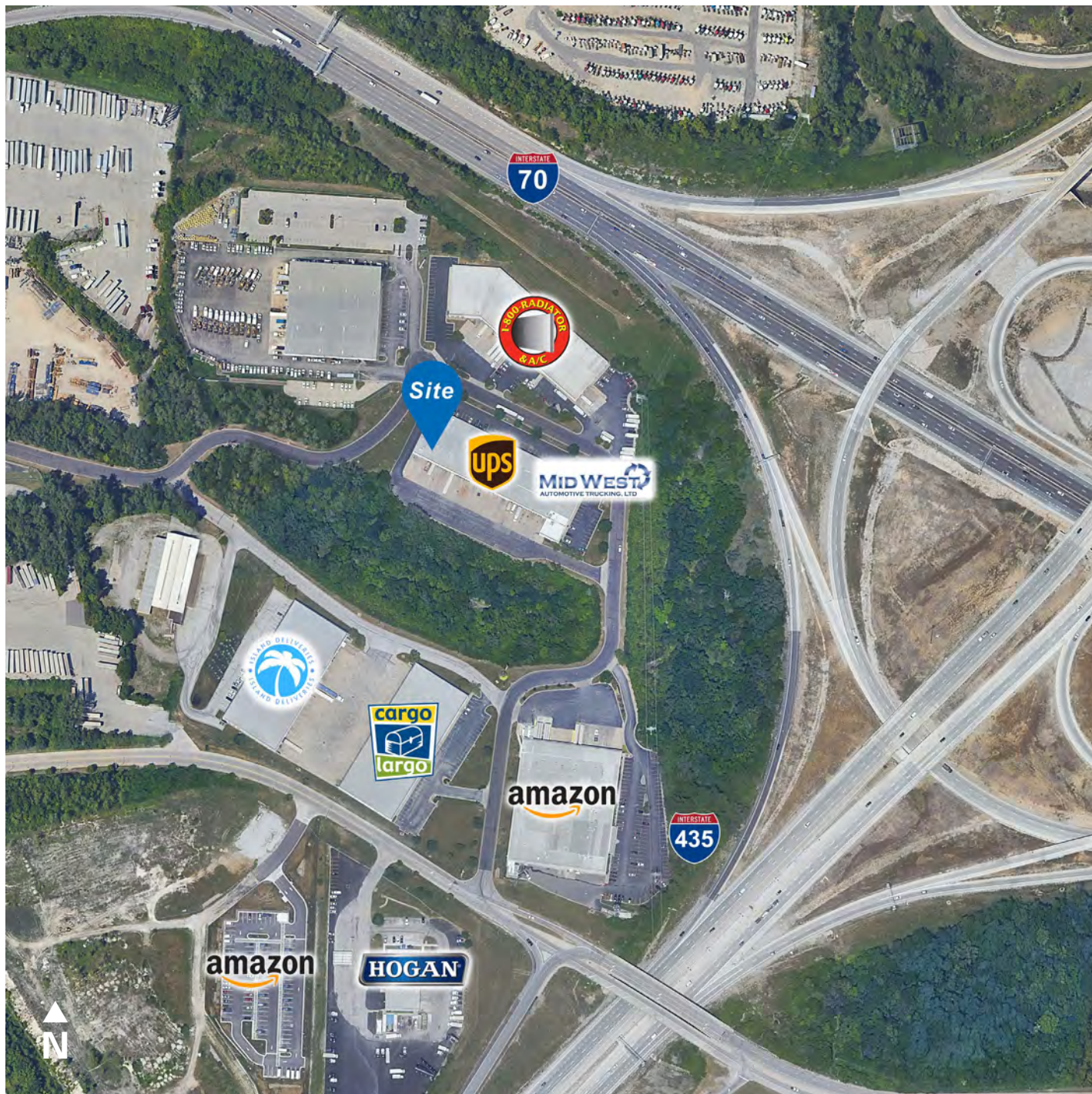


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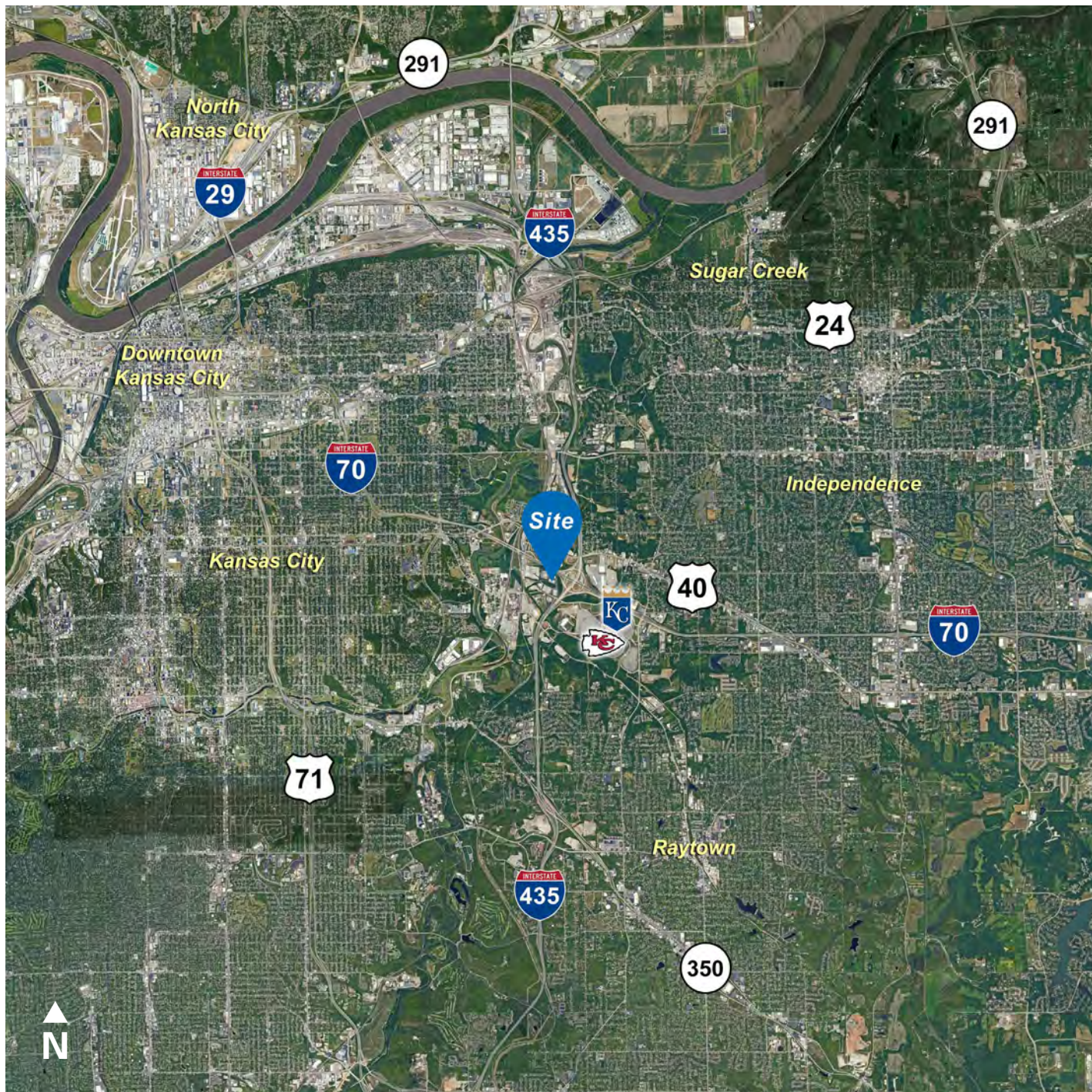
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Building Specifications

Available Space:	18,874 (±) sf
Office Area:	2,800 (±) sf
Clear Height:	24' – 27'
Column Spacing:	40' x 70' column spacing (typical)
Sprinkler:	Wet
Lighting:	LED (motion sensor)
Loading Doors:	9 (9' x 10') dock-high doors; all with shelters, EODs, and screens; 1 (12' x 12') drive-in door with concrete ramp
Estimated Operating Expenses:	Taxes: \$1.69/sf; Insurance: \$0.28; CAM: \$1.10/sf

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