

FOR SALE OR LEASE > INDUSTRIAL BUILDING

2000 MERRIAM LANE

KANSAS CITY, KANSAS



PROPERTY HIGHLIGHTS

- > Total Building Area: 11,537 SF
- > Available SF: 7,000± SF
 - > Office Area: 5,500± SF
 - > Warehouse: 1,500± SF
- > Land Area: 1.02 acres
- > Year Built: 1989
- > Construction Type: Concrete block and brick
- > Loading:
 - > 2 dock highs
 - > 2 drive-ins (10'x10' and 8'x10')
- > Clear Height: 16'
- > Sprinkler: Not sprinklered
- > Zoning: MP1
- > Electrical Service: 800a/480v/3ph. The building is currently used as a data center/general office
- > HVAC: All areas with the exception of 1,500± SF warehouse are fully air-conditioned:
 - > (4) 5-ton units
 - > (1) 3-ton unit
 - > (1) 20-ton unit
 - > (3) 30-ton Liebert units
 - > (1) 15-ton Liebert unit
- > Taxes (2017): \$14,145
- > Lease Rate: \$12.00/SF industrial gross (electricity included)
- > Sale Price: \$1,085,000
- > Owner-Occupied Space: 4,550± SF
 - > Sale: Owner desires to leaseback this area for 3 years
 - > Lease: Owner-occupied area is unavailable

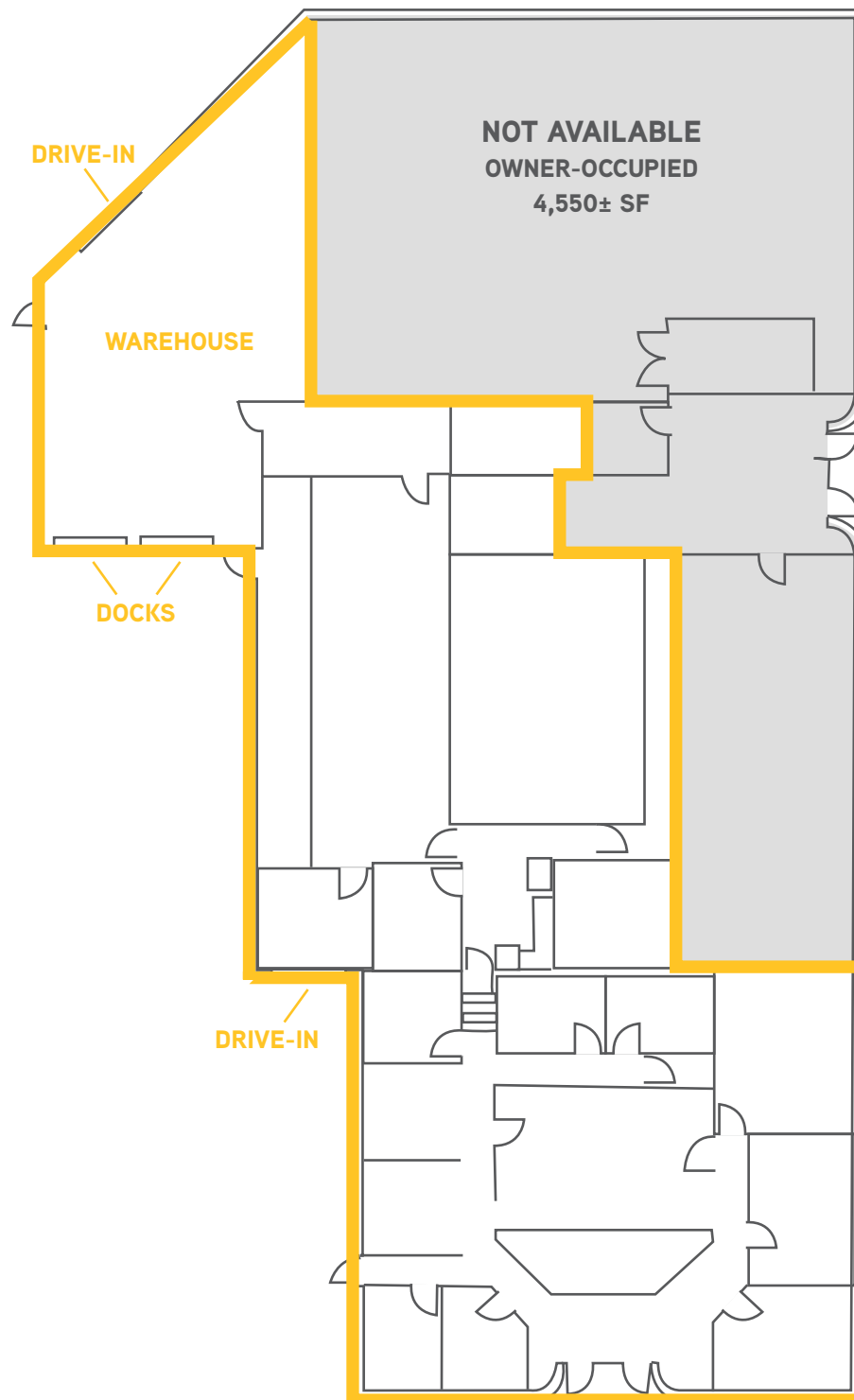
JOHN STAFFORD SIOR
+1 816 556 1184
KANSAS CITY, MO
john.stafford@colliers.com



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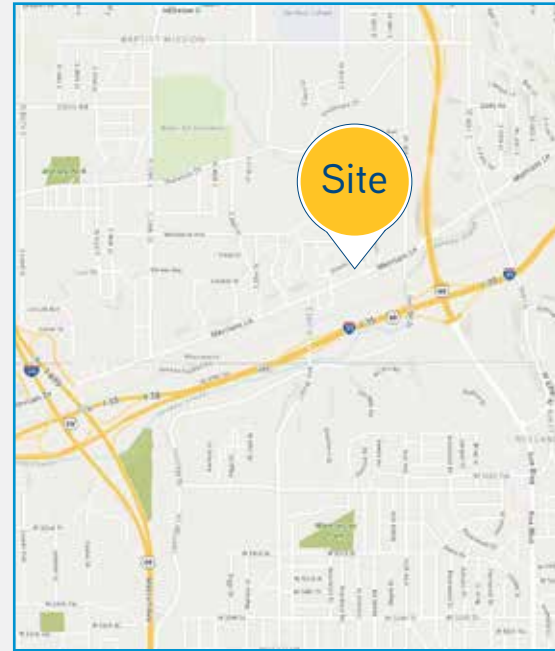
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