

FOR LEASE > OFFICE/WAREHOUSE



Airworld Center 1-3

10723-10773 NW AMBASSADOR DR, KANSAS CITY, MO



Building 1

- > Total building size: 30,900 SF
- > Space available: none
- > Ceiling height: 13'
- > Zoning: M2-3
- > Parking ratio: 3 / 1,000 SF
- > Loading: drive-in
- > Sprinkler: none

Building 2

- > Total building size: 30,904 SF
- > Space available: 2,116 - 16,574 SF
 - Unit #10763 - 10765: 8,262 SF (50% office)
 - Unit 10769: 4,080 SF (30% office)
 - Unit #10771: 2,116 SF (100% office)
 - Unit #10773: 2,116 SF (100% office)
- > Ceiling height: 14'
- > Zoning: M2-3
- > Parking ratio: 3 / 1,000 SF
- > Loading: dock-high
- > Sprinkler: none
- > Lease rate: \$6.50 PSF industrial gross

Building 3

- > Total building size: 49,032 SF
- > Space available: none
- > Ceiling height: 19'
- > Zoning: M2-3
- > Parking ratio: 3 / 1,000 SF
- > Loading: dock-high
- > Sprinkler: wet system

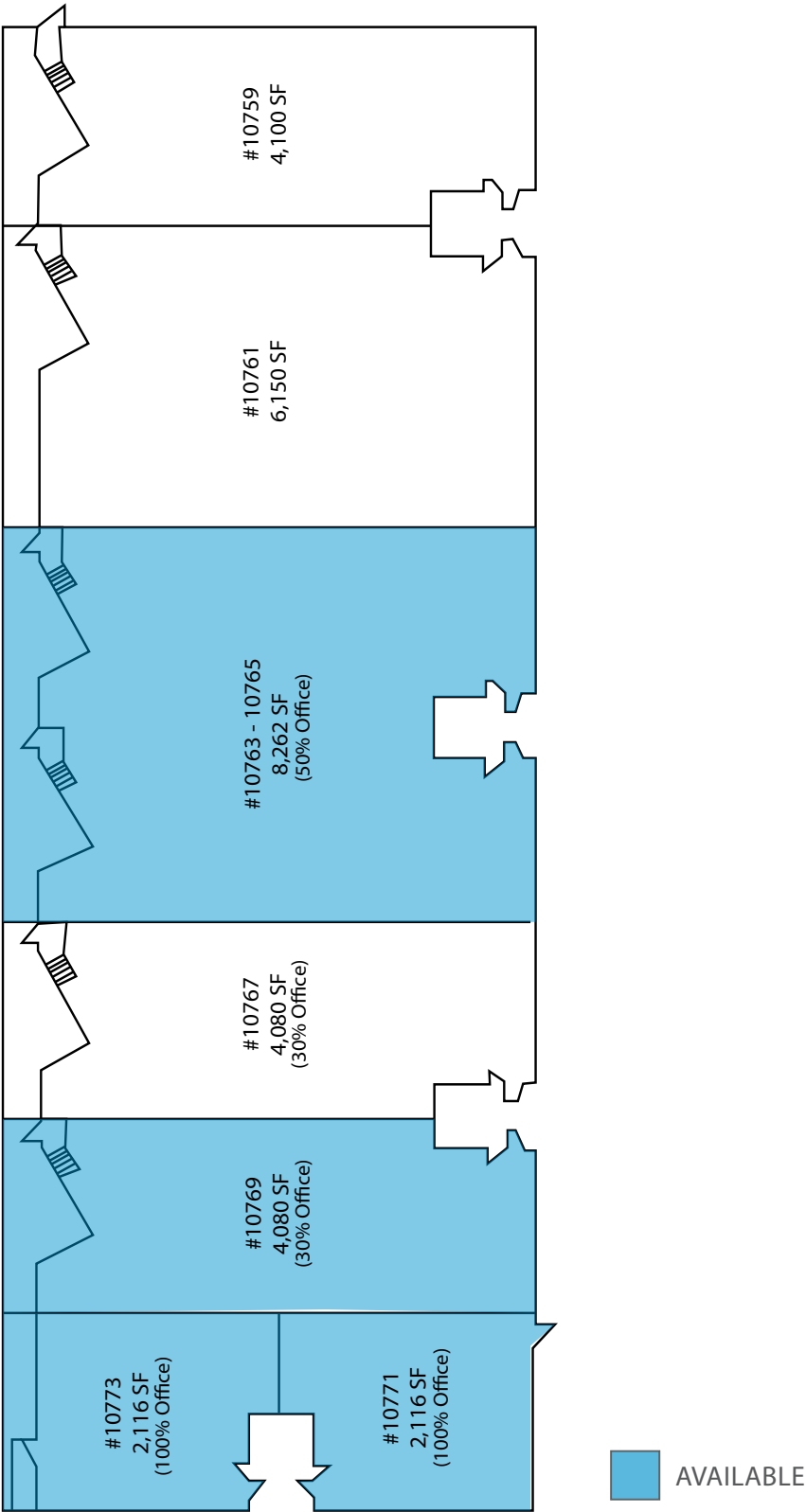
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FLOOR PLAN

BUILDING 2



AERIAL



A photograph of a large, single-story industrial building with a light-colored brick or block facade. The building features several large, closed roll-up doors. A small, light-colored door is visible between two of the larger doors. The building is set against a blue sky with scattered white clouds. The foreground shows a paved area, likely a parking lot or loading dock.

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