



NEW CONSTRUCTION

# East Kansas City Industrial Park

1460 NW OLYMPIC DRIVE, GRAIN VALLEY, MISSOURI

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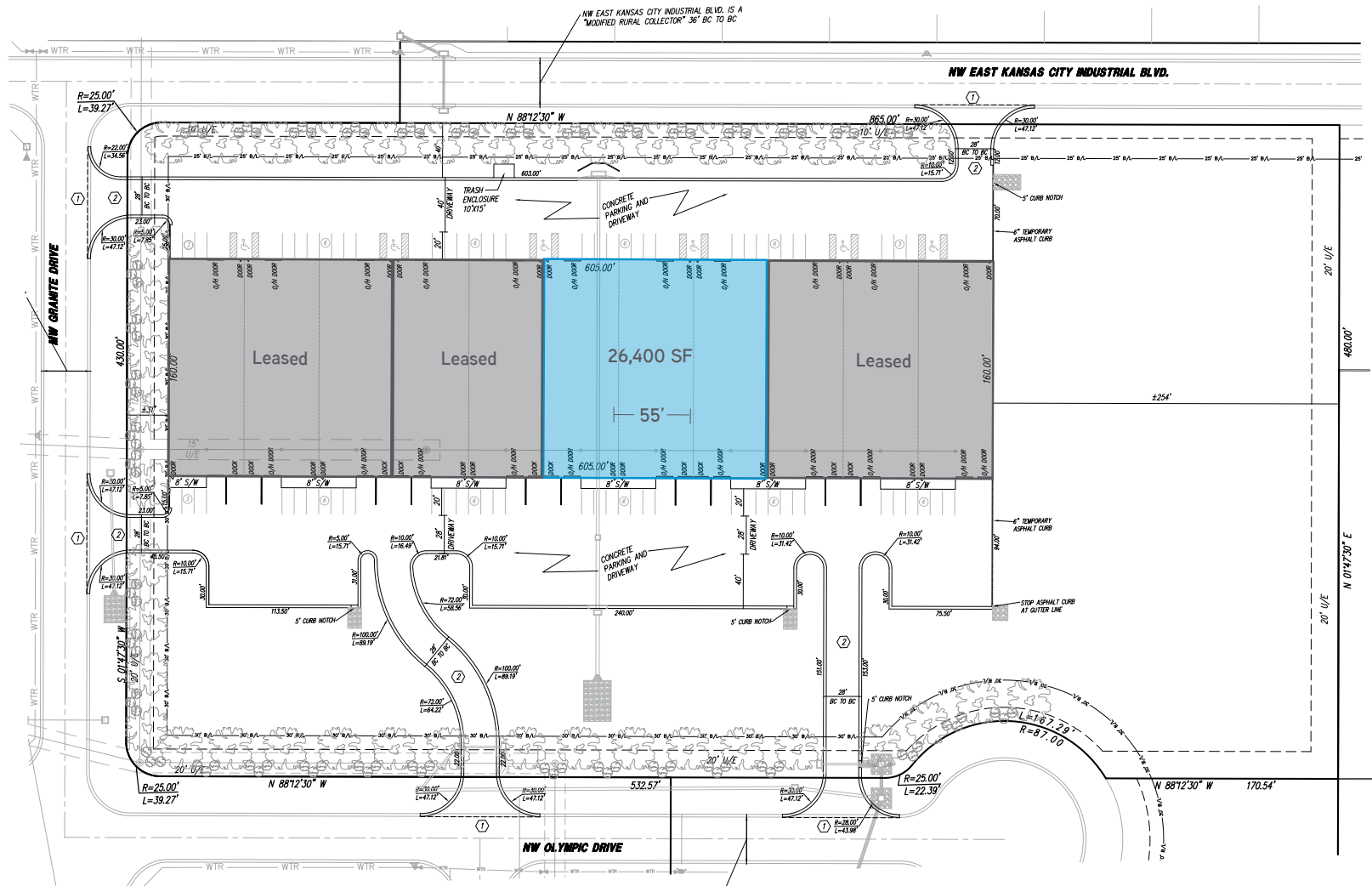
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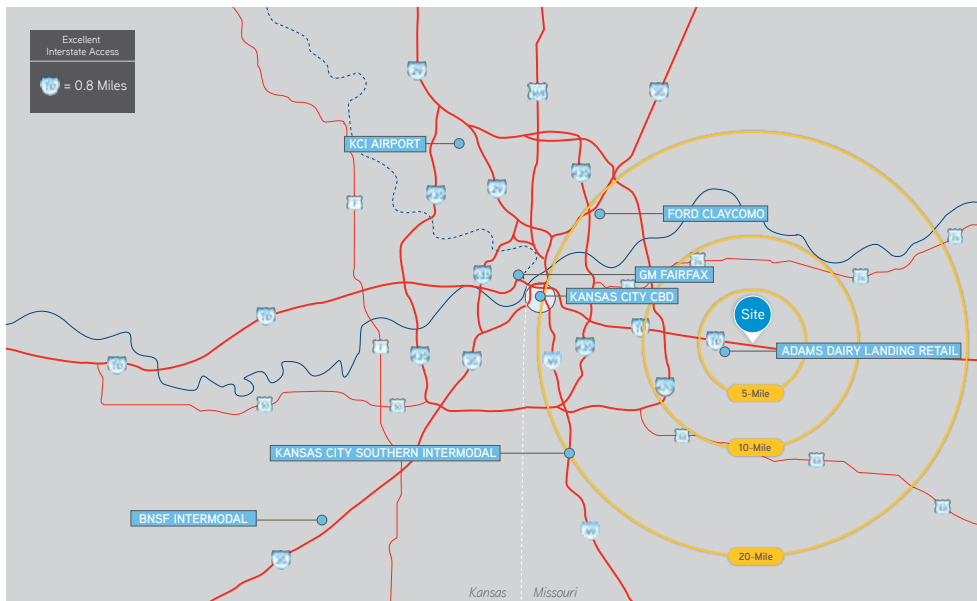
Total Building Size:	96,800 SF	Warehouse Heating:	Gas-fired units
Site Size:	9.7 acres	Electrical:	11 - 200 amp, 120 / 208 volt, 3-phase services
Year Built:	2016	Utilities:	Electric: KCP&L Water: City of Grain Valley Gas: MGE Sewer: City of Grain Valley
Available Space:	8,800 SF - 26,400 SF	Auto Parking:	96 stalls
Building Dimensions:	160' x 605'	Trailer Parking:	Can accommodate
Expansion:	Building expandable by 40,000 SF	Walls:	Metal sandwich panels with 4" insulation, stucco finish on front facade
Clear Height:	30'	Zoning:	M-1
Column Spacing:	55' x 80'	Highway Access:	Excellent access to I-70
Lighting:	T5	Paving & Surfacing:	6" concrete
Sprinkler Specification:	ESFR	Ownership:	Ward Development
Loading Doors:	11 - dock-high (10' x 10') 22 - drive-in (12' x 14')	Lease Rate:	\$4.50 - 5.25 PSF, net
Truck Court:	90'	Estimated Net Charges:	Taxes: \$1.00 (potential tax abatement, contact broker) Insurance: \$0.15 CAM: \$0.25
Roof Specification:	Metal (standing seam)		
Floor Thickness:	6" reinforced concrete over 4" compacted-granular base		

## SITE PLAN



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