



For Sale or Lease

±51,837 sf building

- ±12,999 sf office
- ±38,838 sf warehouse
- Lease Rate: \$3.20 PSF NNN
- Sale Price: \$1,495,000
- 14'-20' clear height (varies)
- 6 dock-high doors
- 6 drive-in doors
- Partially sprinklered, wet sprinkler system

**2842-44 Roe Lane
Kansas City, Kansas**

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Specs

**2842-44 Roe Lane
Kansas City, Kansas**

Address	2842-44 Roe Lane, Kansas City, Kansas
Building type	Industrial/Manufacturing
Year(s) built	1951 thru 1991 (four phases)
Available size	Approximately 51,837 sf (includes ±7,581 sf of office space on second floor)
Office area	Approximately 12,999 sf on two (2) floors 1 st floor – ±5,418 sf 2 nd floor – ±7,581 sf
Space dimensions	Approximately ±128' – ±170' depth X ±295' width
Column spacing	Varies
Loading	<ul style="list-style-type: none"> ❖ Dock-high doors – 6 total <ul style="list-style-type: none"> ▪ 4 (8' x 8') dock-high doors <ul style="list-style-type: none"> - 3 – 32" high doors - 1 – edge of dock leveler ▪ 2 (9' x 10') dock-high doors (side loaded) ❖ Drive-in doors – 6 total <ul style="list-style-type: none"> ▪ 2 (16' x 14') drive-in doors ▪ 2 (12' x 14') drive-in doors ▪ 1 (18' x 12') drive-in door ▪ 1 (8' x 12') drive-in door
Concrete truck apron	±84'
Clear height	±14' - ±20' (varies)
Floor slab	Concrete
Exterior Walls	Concrete block and wood frame
Fire sprinklers	Partially sprinklered, wet sprinkler system
Power	
Parking	50+ parking stalls, plus outside storage
Outside storage	20,000+ sf of fenced outside storage
Site Area	±89,298 square feet, or ±2.05 gross acres
Electrical	Kansas City Board of Public Utilities - provider
Gas	Kansas Gas Service – provider
Water	Kansas City Board of Public Utilities - provider
Sewer	Unified Government Water Pollution Control - provider
Zoning	M-2 – General Industrial District
2016 Real Estate Taxes	\$0.73 PSF