



Industrial Building for Lease

**3100 BRINKERHOFF ROAD
KANSAS CITY, KANSAS**

Property Highlights

- 44,940 sf available, space includes 4,050 sf office in south end and 4,235 sf office in north end
- 2.3 acre site with 0.95 acre fenced outdoor storage area
- Dock-high loading with (3) 14' x 12' doors, including metal drive-in ramp
- 15' minimum clear height
- South end: 1200 amps, 3 phase, 480v power, distributed through buss duct
- North end: 600 amps, 3 phase, 480v power at panel
- Excellent access to I-635, I-70 and I-35
- Off street parking
- 2024 tax \$1.33/sf, 2025 insurance \$0.15/sf, CAM self-performed
- Lease rate of \$4.50/sf, NN

For information, please contact:

David J. Zimmer, SIOR

Vice Chairman

t 816-512-1001

dzimmer@nzimmer.com

1220 Washington Street, Suite 300
Kansas City, MO 64105

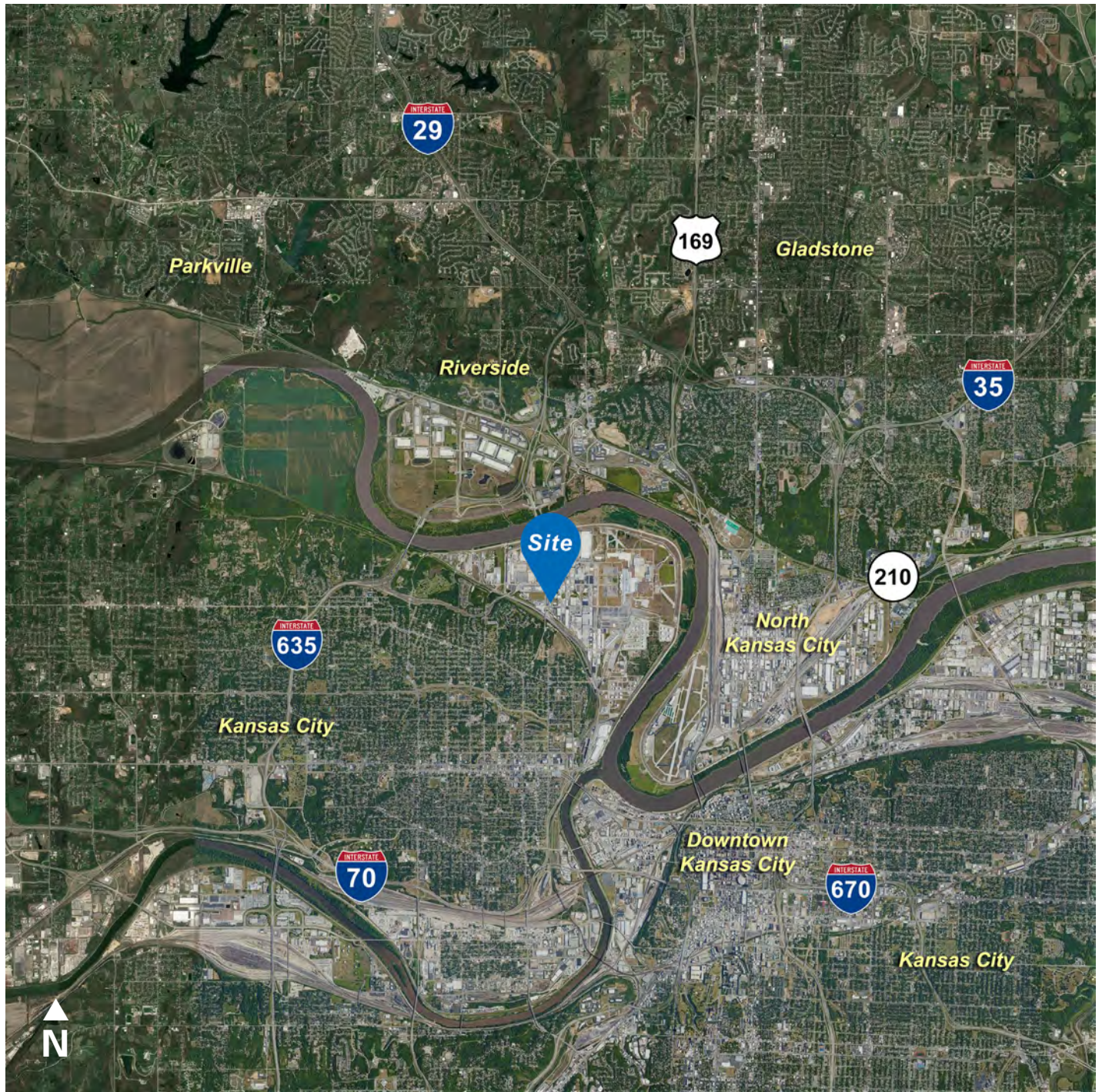
nrmkzimmer.com



NEWMARK
ZIMMER

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3100 BRINKERHOFF ROAD, KANSAS CITY, KANSAS



CONTACT

David J. Zimmer, SIOR

Vice Chairman

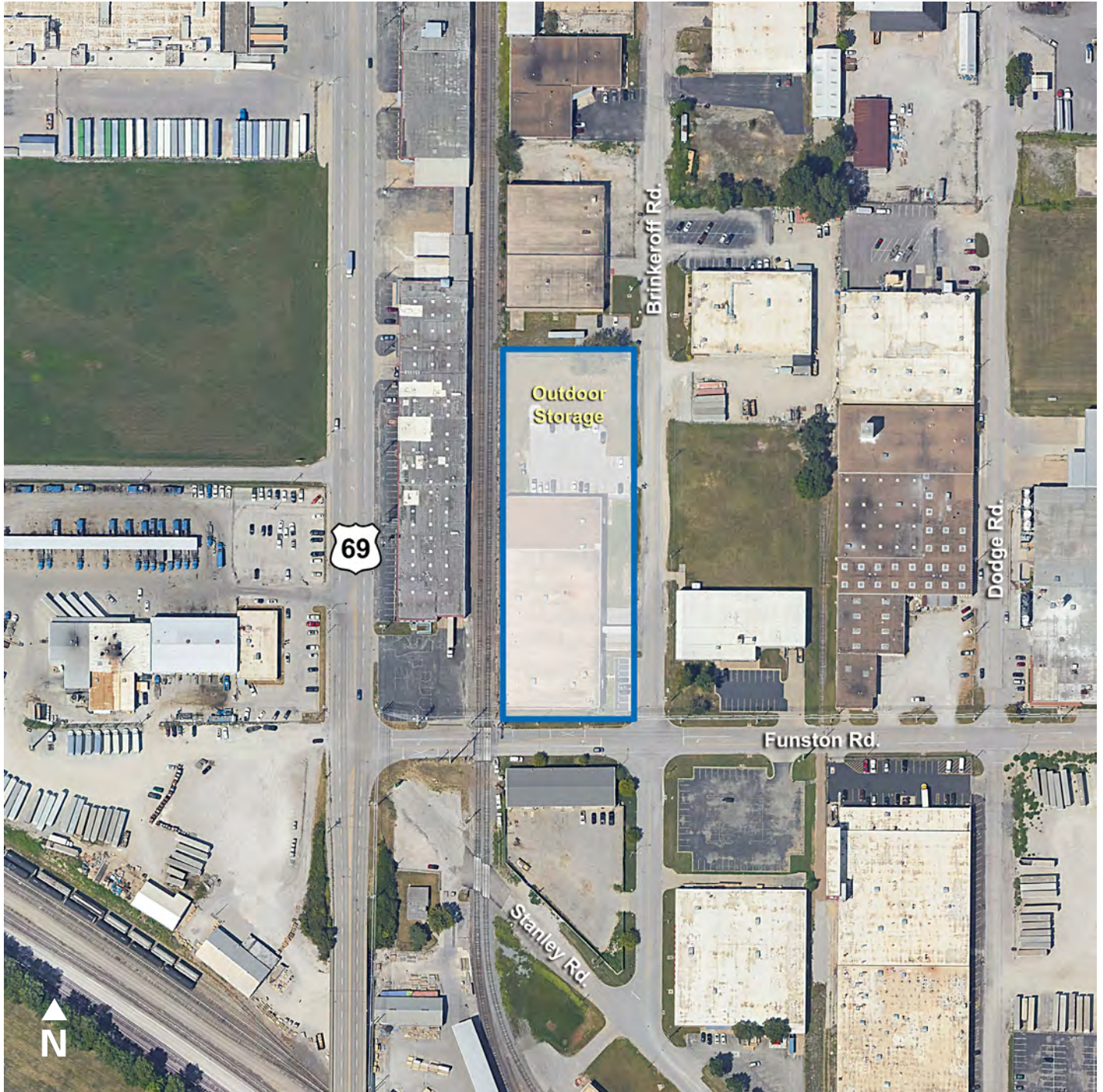
t 816-512-1001

dzimmer@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER

3100 BRINKERHOFF ROAD, KANSAS CITY, KANSAS



CONTACT

David J. Zimmer, SIOR

Vice Chairman

t 816-512-1001

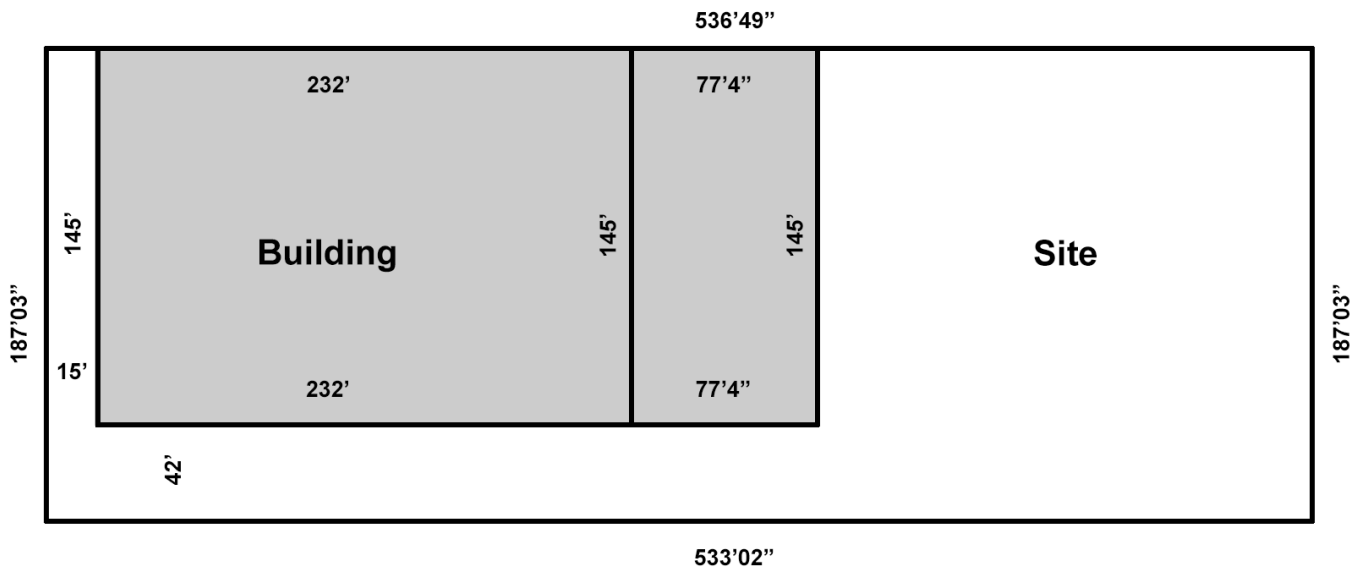
dzimmer@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER

3100 BRINKERHOFF ROAD, KANSAS CITY, KANSAS

Floor Plan



CONTACT

David J. Zimmer, SIOR

Vice Chairman

t 816-512-1001

dzimmer@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER