

2828 - 2836 ROE LANE  
KANSAS CITY, KANSAS 66103

OFFICE/WAREHOUSE FOR SALE | FULLY AIR-CONDITIONED



16,048± SF AVAILABLE (100% LEASED MULTI-TENANT BUILDING)



## PROPERTY FEATURES

- 16,048± SF office warehouse consisting of three (3) separately demised suites which are currently leased
- Potential to provide approximately 3,100± SF of Owner/Occupied space
- 10,500± SF of total warehouse space
- 5,550± SF of office space
- All three (3) separately demised suites are currently fully air-conditioned throughout warehouse and offices
- 16' - 16'10" clear height
- 5 total building dock-high doors
- M-2 (General Industrial) zoning
- Ample three-phase power throughout building
- Good access to I-35, I-635, and I-70

## ADDITIONAL INFORMATION

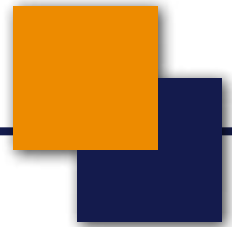
<b>PREMISES</b>	16,048± SF office/warehouse consisting of three (3) separately demised fully air-conditioned suites
<b>SALE PRICE</b>	\$1,200,000
<b>2020 TAXES</b>	\$51,050.78

FOR MORE INFORMATION, PLEASE CONTACT:

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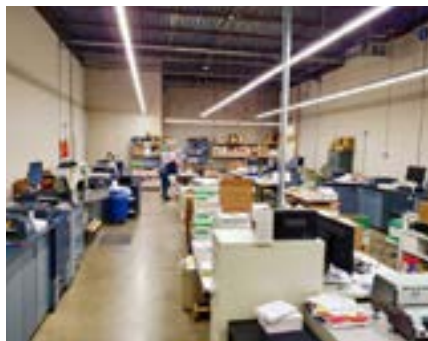
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## 16,048± SF Fully Air-Conditioned Office/Warehouse for Sale

### 2828 - 2836 Roe Lane

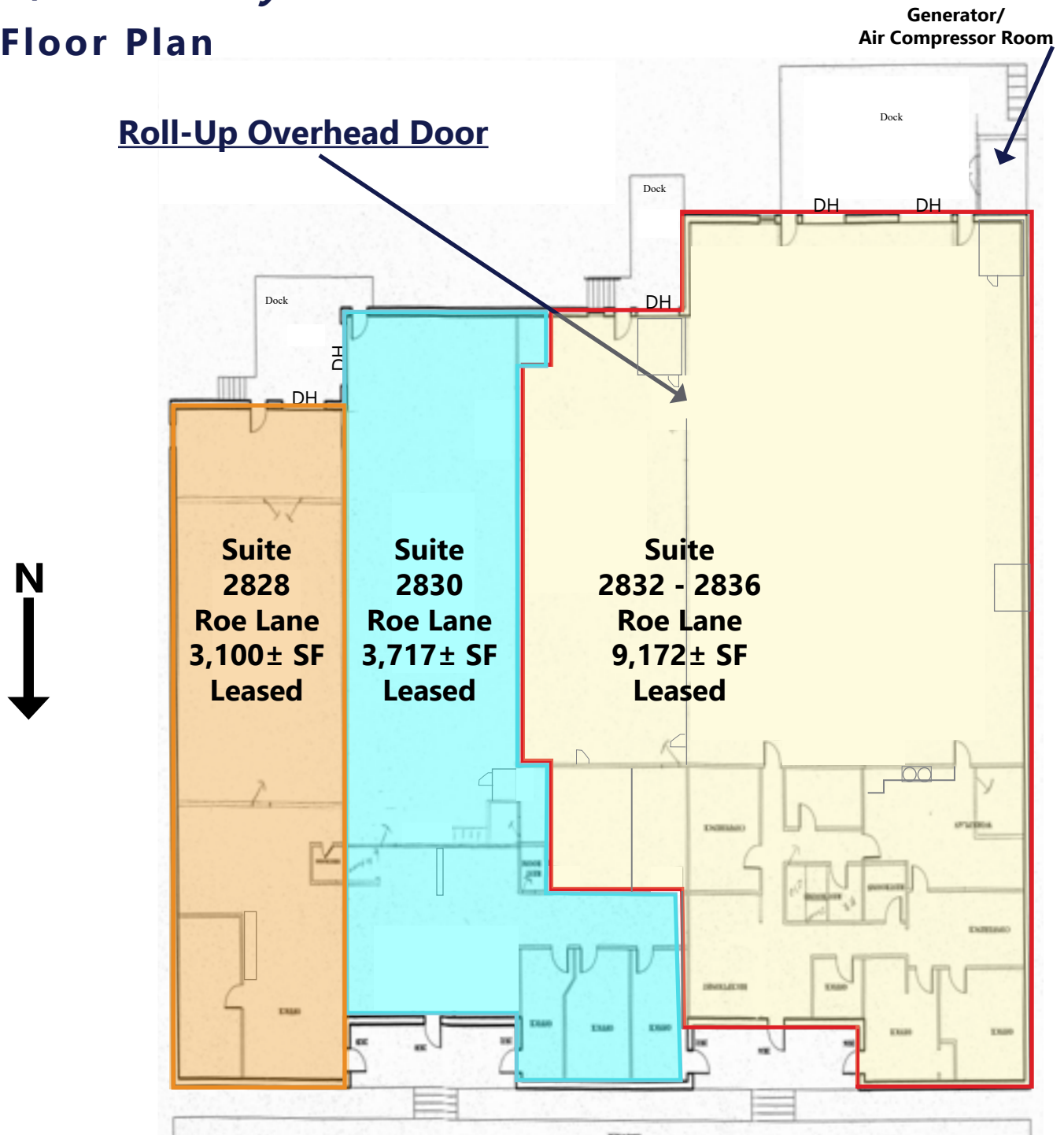
<b>AVAILABLE SPACE</b>	16,048± SF Total
<b>OFFICE SPACE</b>	5,550± SF Total
<b>WAREHOUSE</b>	10,500± SF Total
<b>LOADING</b>	5 dock-high doors <ul style="list-style-type: none"><li>• (4) 8' W x 8' H</li><li>• (1) 10' W x 9'4" H</li></ul>
<b>ELECTRICAL</b>	<b>Heavy to moderate power separately dispersed throughout the 3 demised suites</b> <ul style="list-style-type: none"><li>• 400 amp, 208 volt, 3 phase, 400 amp and 480 volt, 3 phase in <b>Suite 2832 - 2836</b></li><li>• 200 amp, 208 volt, 3 phase and 100 amp, 208 volt, 3 phase in <b>Suite 2830</b></li><li>• 200 amp, 240 volt, 3 phase in <b>Suite 2828</b></li></ul>
<b>HVAC</b>	<b>All three (3) separately demised suites are currently fully air-conditioned throughout the warehouse and office areas</b>
<b>CLEAR HEIGHT</b>	16' - 16'10" clear height
<b>LOT SIZE</b>	.96± acre lot size
<b>COMMENTS</b>	<ul style="list-style-type: none"><li>• Ample parking</li><li>• Ease of ingress/egress for dock-high loading to accommodate 53' tractor trailers</li><li>• Enclosed generator/compressor room with ventilation on dock platform behind <b>Suite 2836</b></li><li>• Built in 1985</li><li>• Slight visibility from I-35</li></ul>



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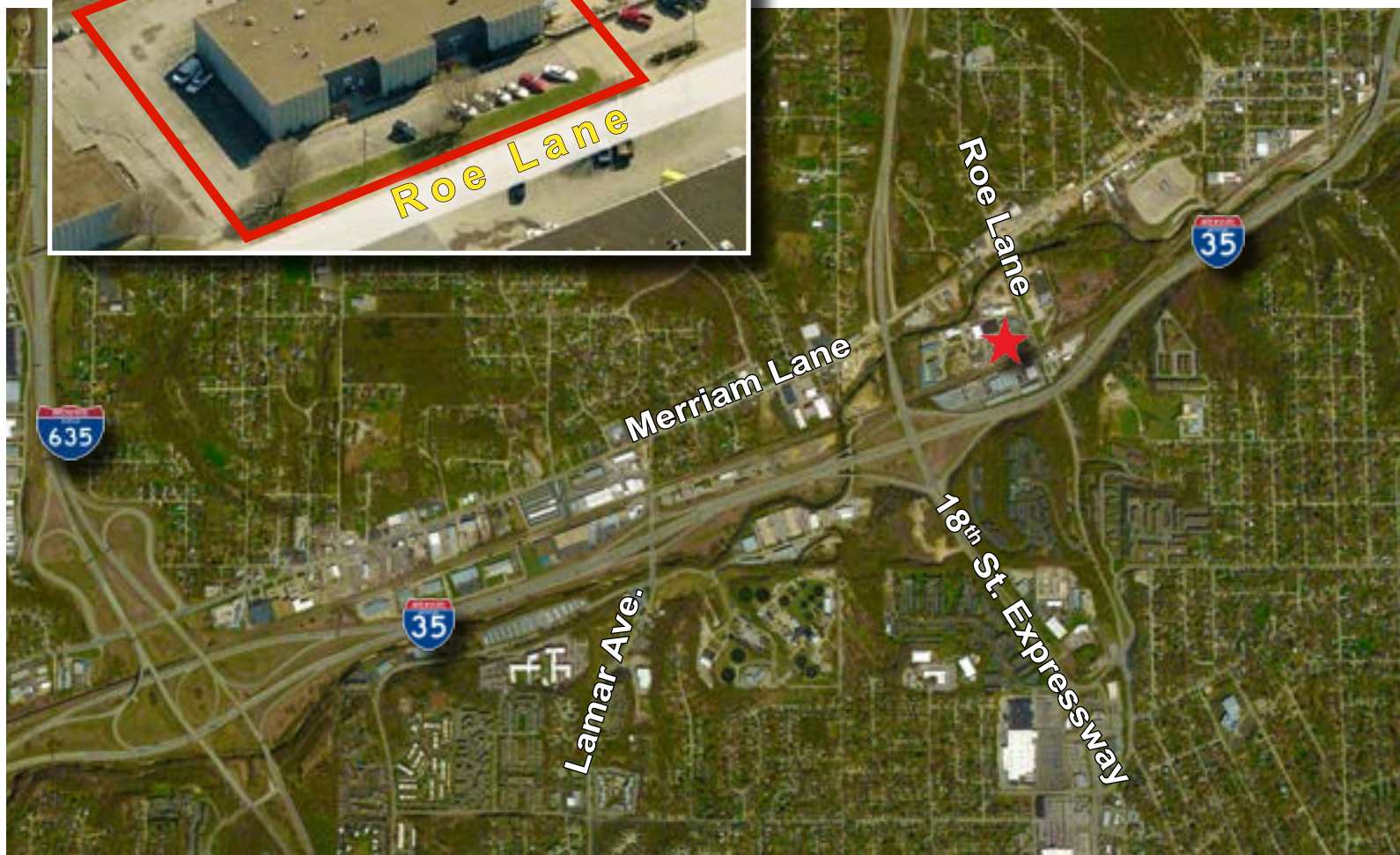
**Floor Plan**





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