

EXECUTIVE PARK
6301 DERAMUS AVENUE
KANSAS CITY, MISSOURI 64120

HIGH-CUBE INDUSTRIAL FOR LEASE | 35,018± SF WITH POTENTIAL TO DELIVER 53,498± SF CONTIGUOUS

PROPERTY FEATURES

- One (10' x 10') ramped drive-in with three (10' x 10') dock-high doors equipped with pit levelers
- Potential to add additional dock-high door which is currently encased in glass
- 30' – 33' clear height
- 55' (N-S) x 28' (E-W) column spacing
- Wet sprinkler system
- LED lighting
- 600 amp 480 volt 3 phase
- Cambridge pressurized heating system
- Space equipped with Spectrum fiber
- Excellent access to I-435, I-35, and I-70
- **Potential ability to add additional 18,480± SF approximately Q4 2022**



ADDITIONAL INFORMATION

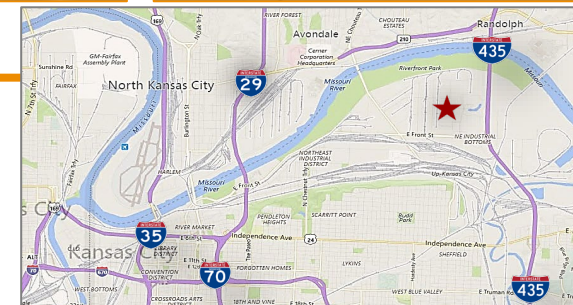
PREMISES	35,018± SF
OFFICE SPACE	1,900± SF
LEASE RATE	\$3.25 PSF Net \$.57 PSF Taxes, \$.15 PSF Insurance, \$.60 PSF CAM (estimated)

For more information, please contact:

MICHAEL WATSON
Principal, Industrial Brokerage
816.936.8533 direct
mwatson@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

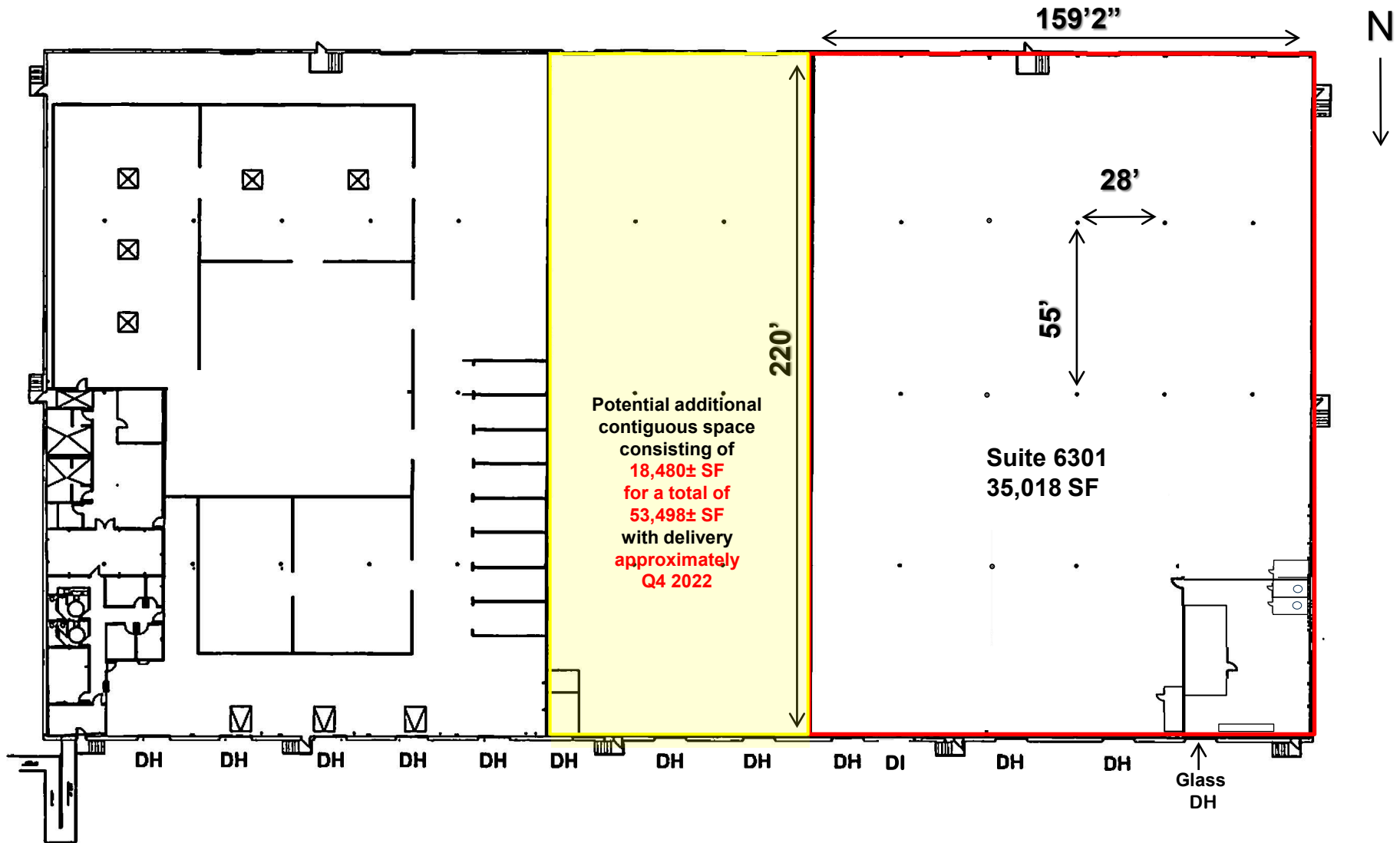
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