



4-Building Complex For Lease

# 10011 Woodend Road Edwardsville, Kansas

**John Stafford** SIOR  
Vice Chair  
+1 816 556 1184  
[john.stafford@colliers.com](mailto:john.stafford@colliers.com)

**Ed Elder**  
President  
+1 816 556 1135  
[ed.elder@colliers.com](mailto:ed.elder@colliers.com)



# Property Features

|                               |                                                                                                                                               |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>4-Building Size:</b>       | 10,200± SF total                                                                                                                              |
| <b>Office Building:</b>       | 1,800± SF                                                                                                                                     |
| <b>Warehouse Buildings:</b>   | 8,400± SF total (main building: 4,000± SF)                                                                                                    |
| <b>Land:</b>                  | 7.2 acres (fenced/gated)                                                                                                                      |
| <b>Yard Material:</b>         | Hard-packed gravel                                                                                                                            |
| <b>Loading:</b>               | <ul style="list-style-type: none"><li>• 2 drive-in doors (12'x14')</li><li>• 1 drive-in door (10'x10') in main building</li></ul>             |
| <b>Clear Height:</b>          | 21'-24' in main building                                                                                                                      |
| <b>Electrical:</b>            | 200a/208v/3ph                                                                                                                                 |
| <b>Zoning:</b>                | I-1                                                                                                                                           |
| <b>Additional:</b>            | Wash bay and 3-ton Jib Crane in main warehouse                                                                                                |
| <b>Lease Rate:</b>            | \$12,000/month, NNN                                                                                                                           |
| <b>Estimated NNN Charges:</b> | <ul style="list-style-type: none"><li>• Taxes: \$3,270/month</li><li>• Insurance: \$650/month</li><li>• CAM: Tenant to self-perform</li></ul> |



# Property Photos



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**10011 Woodend Road | For Lease**

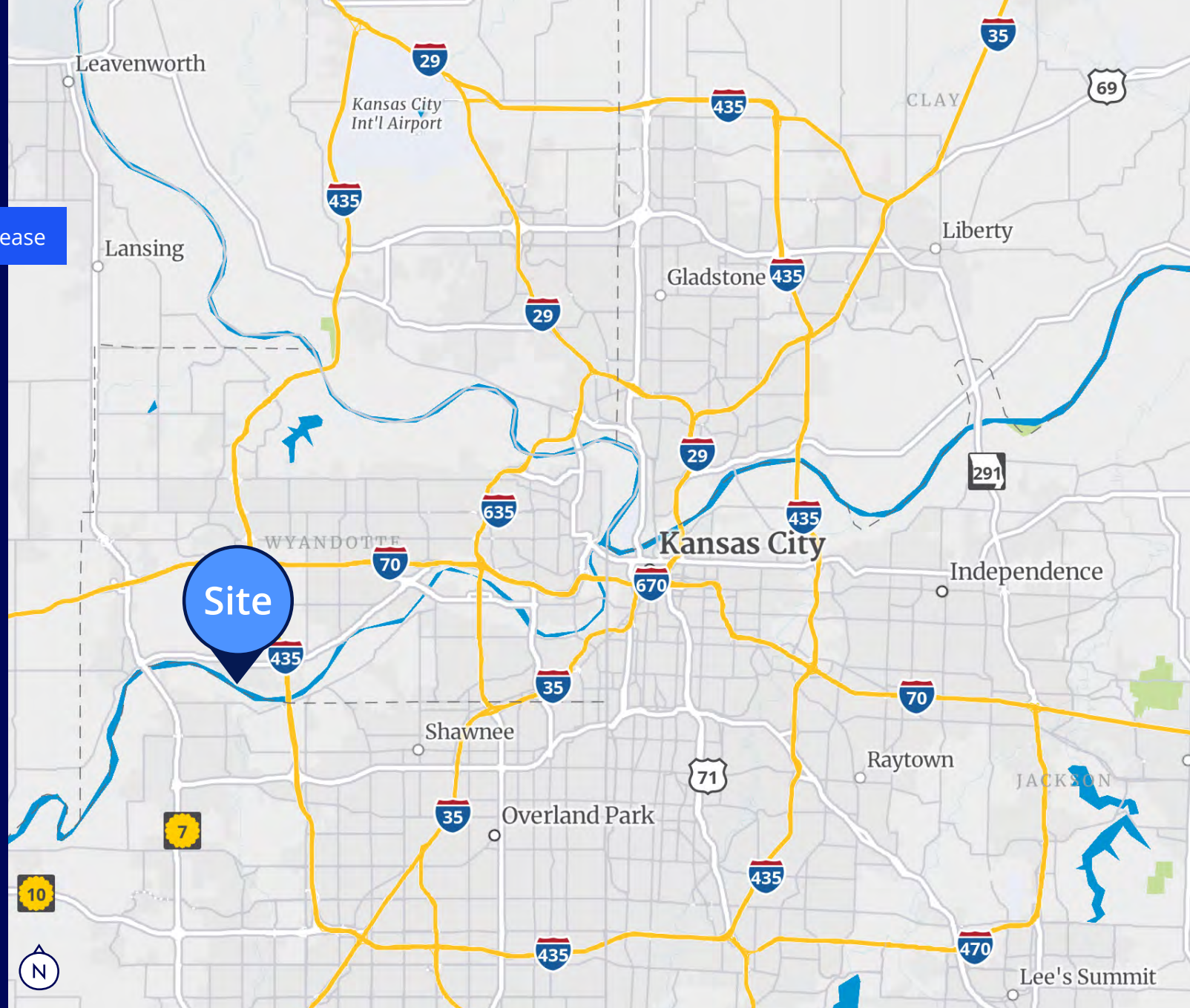
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Colliers Kansas City  
4900 Main Street, Suite 400  
Kansas City, MO 64112  
[colliers.com/kansascity](https://colliers.com/kansascity)



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