

**6900 STILWELL STREET
KANSAS CITY, MISSOURI**

**157,911 SF
FOR LEASE**



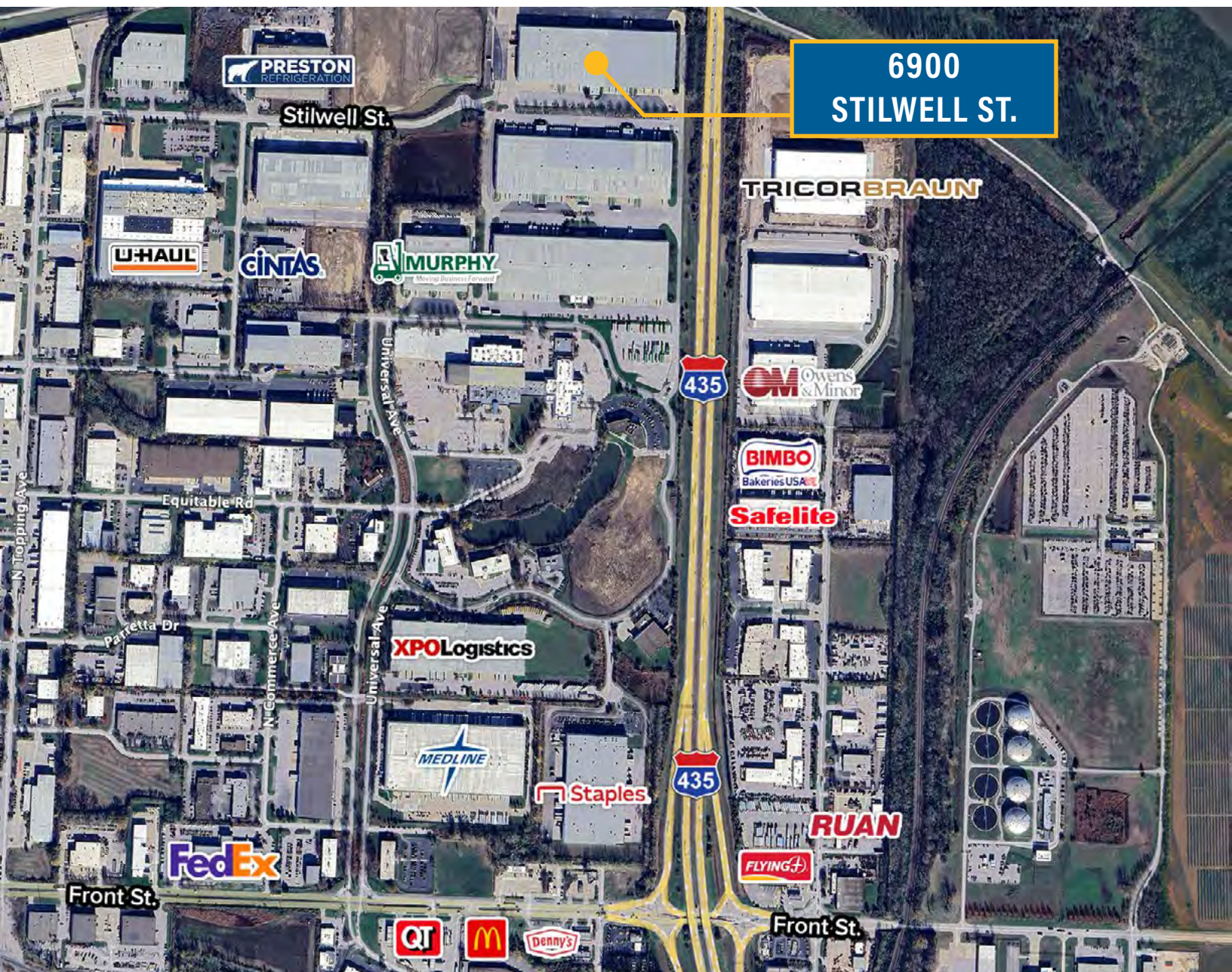
NEWMARK
ZIMMER

 **NorthPoint**
DEVELOPMENT

Mark C. Long
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John F. Hassler
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STRATEGIC SITE LOCATION



LOCATION ADVANTAGES



Centralized Executive Park location near labor and amenities.



Cost effective operating expenses

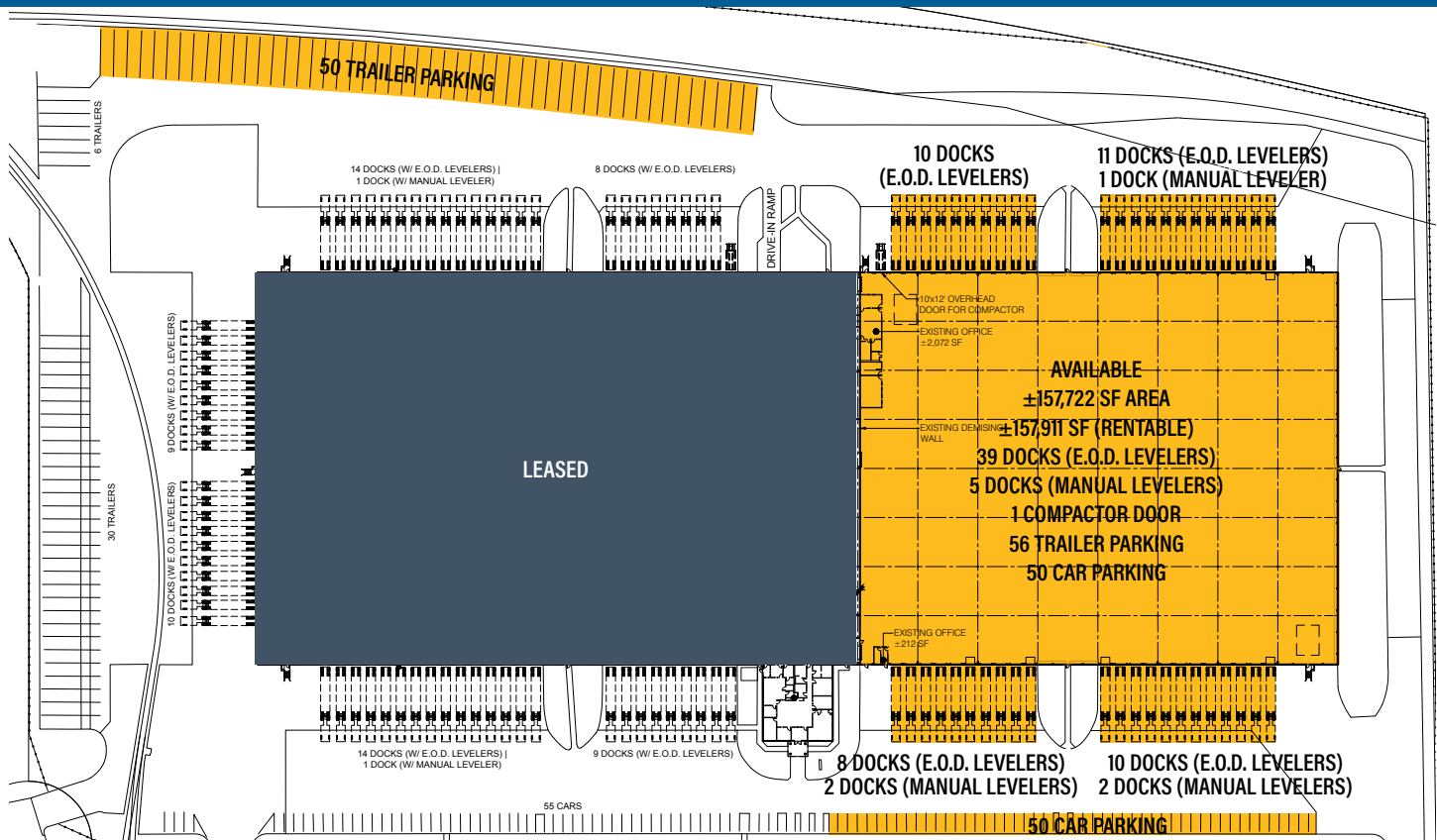


Excellent I-435 Interstate access via interchange at Front Street.



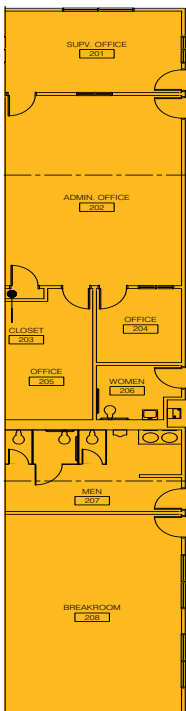
Experienced landlord and developer offering civil and architectural services

SITE PLAN

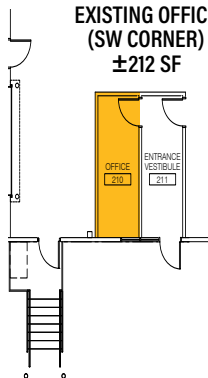


OFFICE PLANS

EXISTING OFFICE
(NW CORNER)
±2,072 SF



EXISTING OFFICE
(SW CORNER)
±212 SF



SPACE FEATURES



2,072± SF of functional office space.



Fully fenced and secured.



Highway visibility to I-435.



End-cap unit with 50 parking stalls and 50 trailer stalls.



Efficient, clean warehouse space designed for high thru-put.

BUILDING DETAILS



BUILDING SPECS

157,911 SF AVAILABLE

45 DOCK DOORS

50 CAR PARKING

50 TRAILER PARKING

SPACE	157,911± SF
CLEAR HEIGHT	31' - 34'
SPRINKLER SYSTEM	ESFR
POWER CAPACITY	400 AMPS
COLUMN SPACING	45' X 55'
SECURITY	FULLY FENCED AND GATED
YEAR BUILT	1999
DOCK EQUIPMENT	39 EOD LEVELERS; 5 MANUAL, 1 COMPACTOR
CONSTRUCTION	PRE-CAST CONCRETE & METAL
OFFICE SPACE	2022± SF

OPERATING EXPENSES

CAM	\$0.46
INSURANCE	\$0.19
TAXES	\$1.00
TOTAL	\$1.65

*CAM is not inclusive of Management Fee.
Management fee to be 3% gross.*

LEASE RATE: \$6.15/SF