



NORTHTOWN
BUSINESS CENTER

**±75,180 SF
FOR LEASE**

130 WEST 26TH AVENUE | NORTH KANSAS CITY, MO 64116



NEWMARK
ZIMMER



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STRATEGIC SITE LOCATION



LOCATION ADVANTAGES



Among the most centralized locations in the Kansas City Metro



No KCMO earnings tax

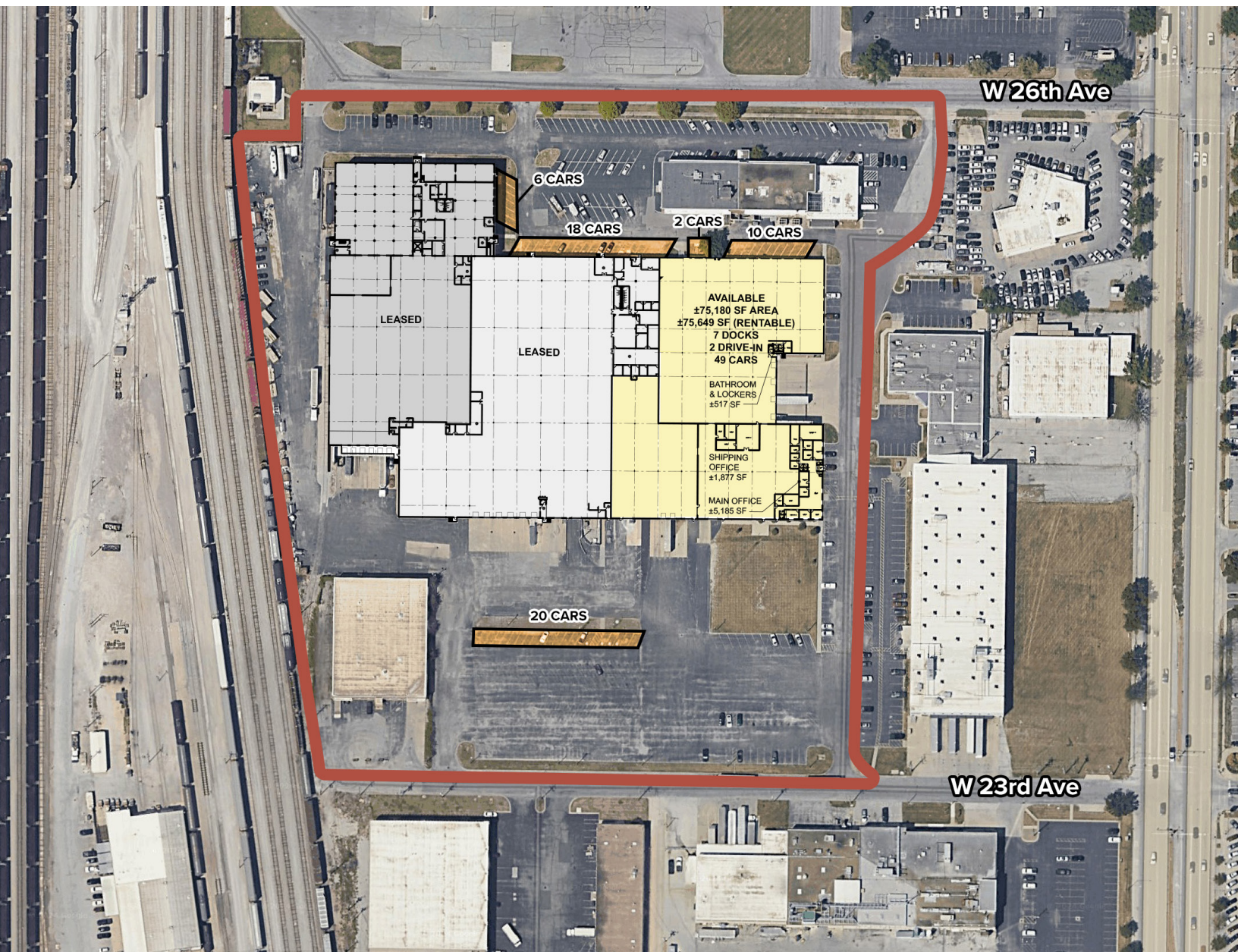


Excellent proximity to I-29, I-35, I-70, and MO 9 Highway



Nearby amenities including gas stations and restaurants

SITE PLAN



SITE FEATURES



Dock high and
drive-in loading



High quality office/showroom finish



1200 AMP
electrical service



Excellent layout for manufacturing
or distribution uses

BUILDING DETAILS



BUILDING SPECS

±75,180 SF
AVAILABLE

7 DOCK
DOORS

2 DRIVE IN
DOORS

49 CAR
PARKING

YEAR BUILT	1969
OFFICE SPACE	±7,062 SF
CLEAR HEIGHT	20'
COLUMN SPACING	30' X 60' TYP.
FLOOR SLAB	7" NON-REINFORCED CONCRETE, 4,000 PSI
TRUCK COURT	130'
LIGHTING	LED WITH MOTION SENSORS, 30 FC AVERAGE; MEASURED AT 30" AF
ELECTICAL SERVICE	1200 AMPS 480V 3 PHASE
SPRINKLER	ESFR
HVAC	50° AT -0°, 0.25 ACH

OPERATING EXPENSES

CAM (CONTROLLABLE)	\$0.44 PSF
INSURANCE	\$0.23 PSF
TAXES	\$0.84 PSF
COMMON AREA UTILITY (UNCONTROLLABLE)	\$0.04 PSF
SNOW (UNCONTROLLABLE)	\$0.05 PSF
TOTAL	\$1.61 PSF*

*INCLUSIVE OF MANAGEMENT FEE

LEASE RATE: \$5.25/SF, NNN