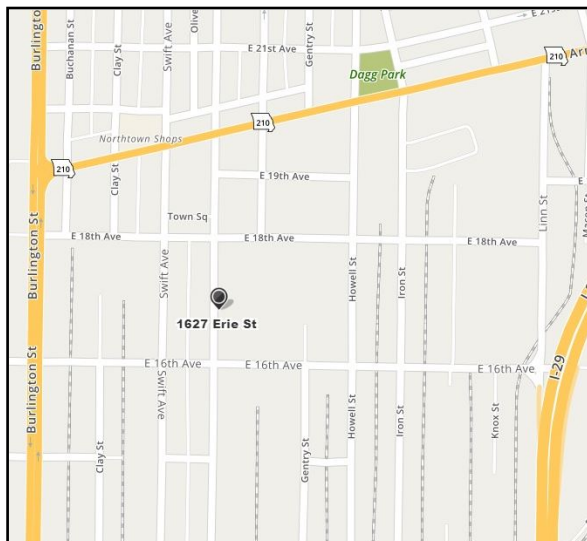


FOR LEASE

26,350± Square Feet



**1627 Erie
North Kansas City, Missouri**

- Approximately 26,350± SF
- 1,038± SF Office
- 3 Dock High Doors
- 22'-24' Ceiling Height
- Easy Access to I-29/35, Hwy 9, I-70, & Hwy 210
- No Earnings Tax
- State-of-the-Art Broadband Fiber Optics Available

Located in an Opportunity Zone!

For more information, please contact:

Richard M. Lanning, Jr., SIOR, CPM, CCIM
rmlanning@ntrealty.com

or **R. Thomas Demesko**
tdemesko@ntrealty.com

(816) 221-2300



NT REALTY, INC.
1828 Swift, Suite 203, North Kansas City, Missouri 64116
Phone: (816) 221-2300 • Fax: (816) 221-2305
E-mail: info@ntrealty.com • Website: www.ntrealty.com





Property Data Sheet

1627 Erie
North Kansas City, MO 64116

BUILDING NAME: 16th & Erie Business Center

SQUARE FOOTAGE: 26,350± SF

COLUMN SPACING: 32' x 40'

OFFICE AREA: 1,038± SF

CONSTRUCTION: Pre-cast Concrete

CLEAR HEIGHT: 22'-24'

FLOOR TYPE: Concrete

LOADING: (3) 8' x 10' dock-high doors & (2) with EOD

ELECTRICAL: 200 amp, 120/208 volt, 3 phase

LIGHTING: Fluorescent Lighting

HVAC: Warehouse: Overhead Gas Fired Heaters Office: Central HVAC

SPRINKLER SYSTEM: Wet Sprinkler

AUTO PARKING: Approximately 40 auto space

ZONING: M-1, Light Industrial

ACCESS: Easy access to I-29/35, Highway 210, and Highway 9

LEASE RATE: \$3.90 SF

ESTIMATED NET EXPENSES: Taxes: \$0.76; Insurance: \$0.16; Operating Expenses: \$0.39

SECURITY DEPOSIT: Equal to one month's rent plus monthly Operating Expense.

LEASE TYPE: NNN

OTHER: Excellent North Kansas City location with No Earnings Tax & State-of-the-art broadband fiber optics available

Located in an Opportunity Zone!

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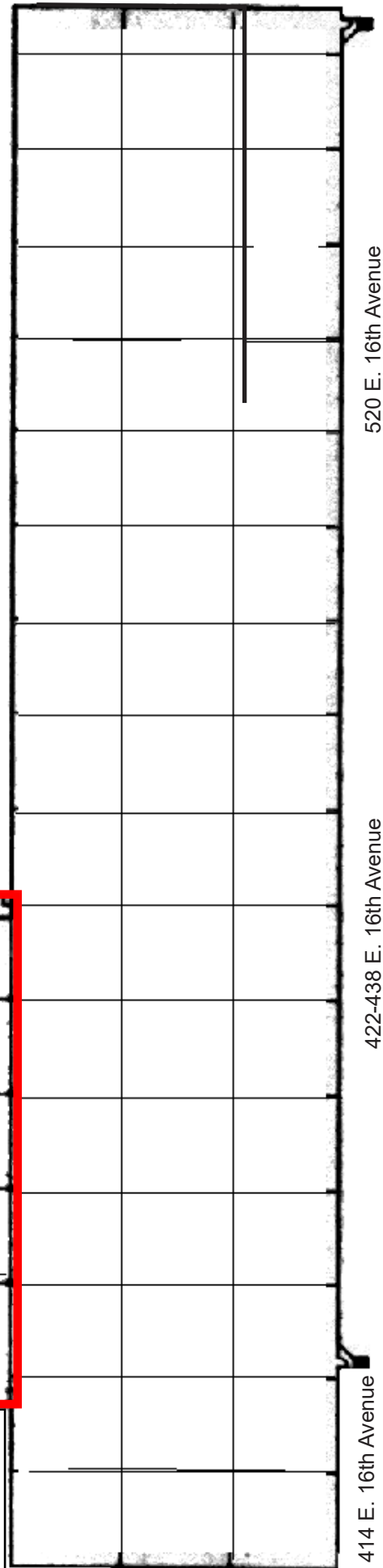
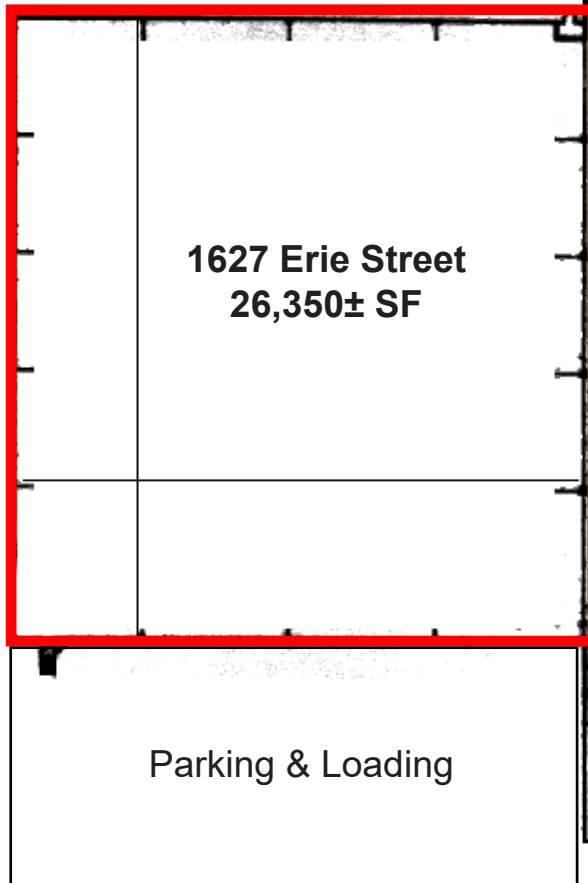


NT REALTY, INC.

BUILDING FLOOR PLAN

309 Armour Road,
North Kansas City, MO 64116

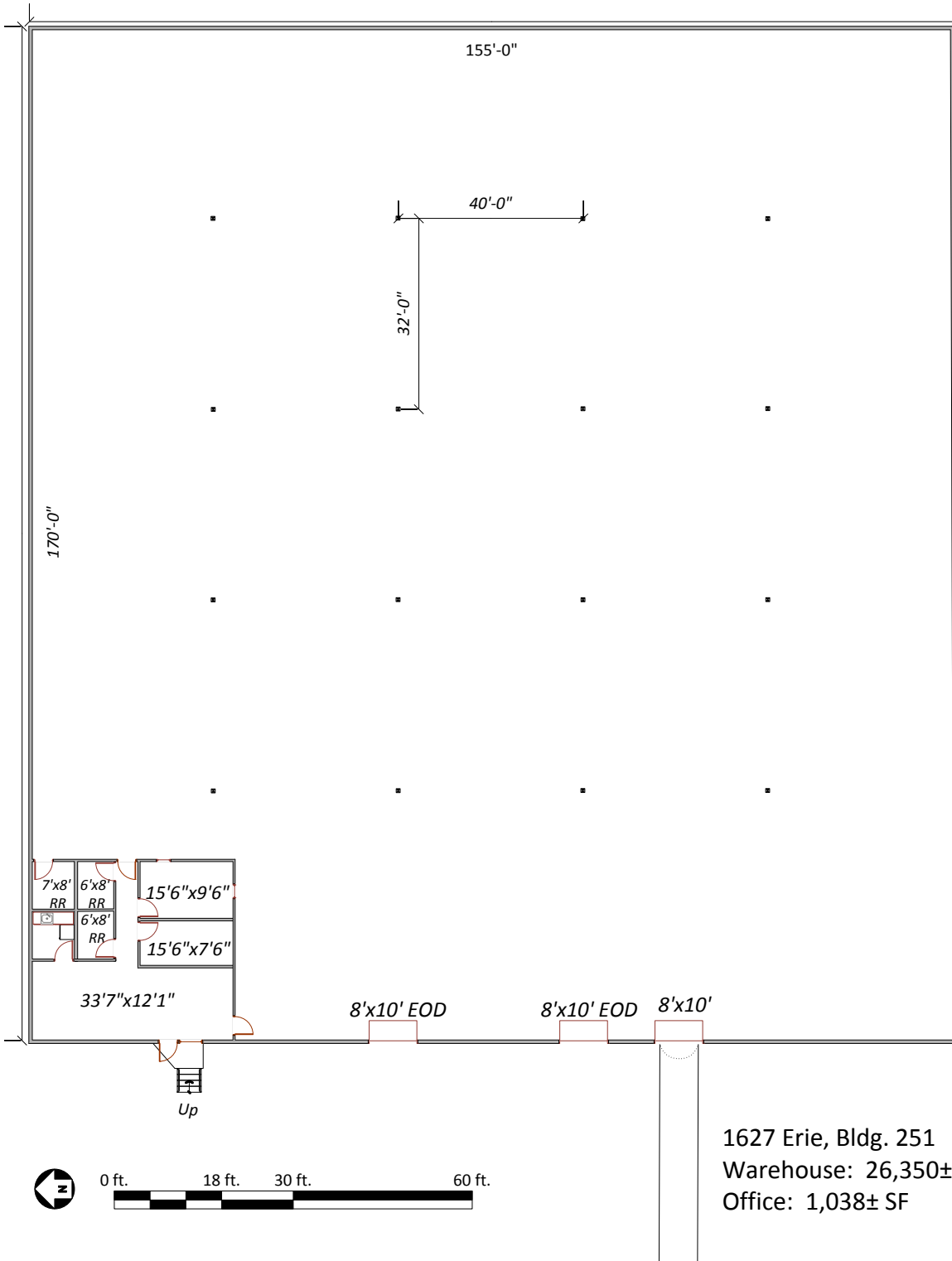
Building #251
16th & Erie Business Center
414-522 E. 16th Avenue



NT REALTY, INC.

WAREHOUSE FLOOR PLAN

309 Armour Road, North Kansas City, MO 64116



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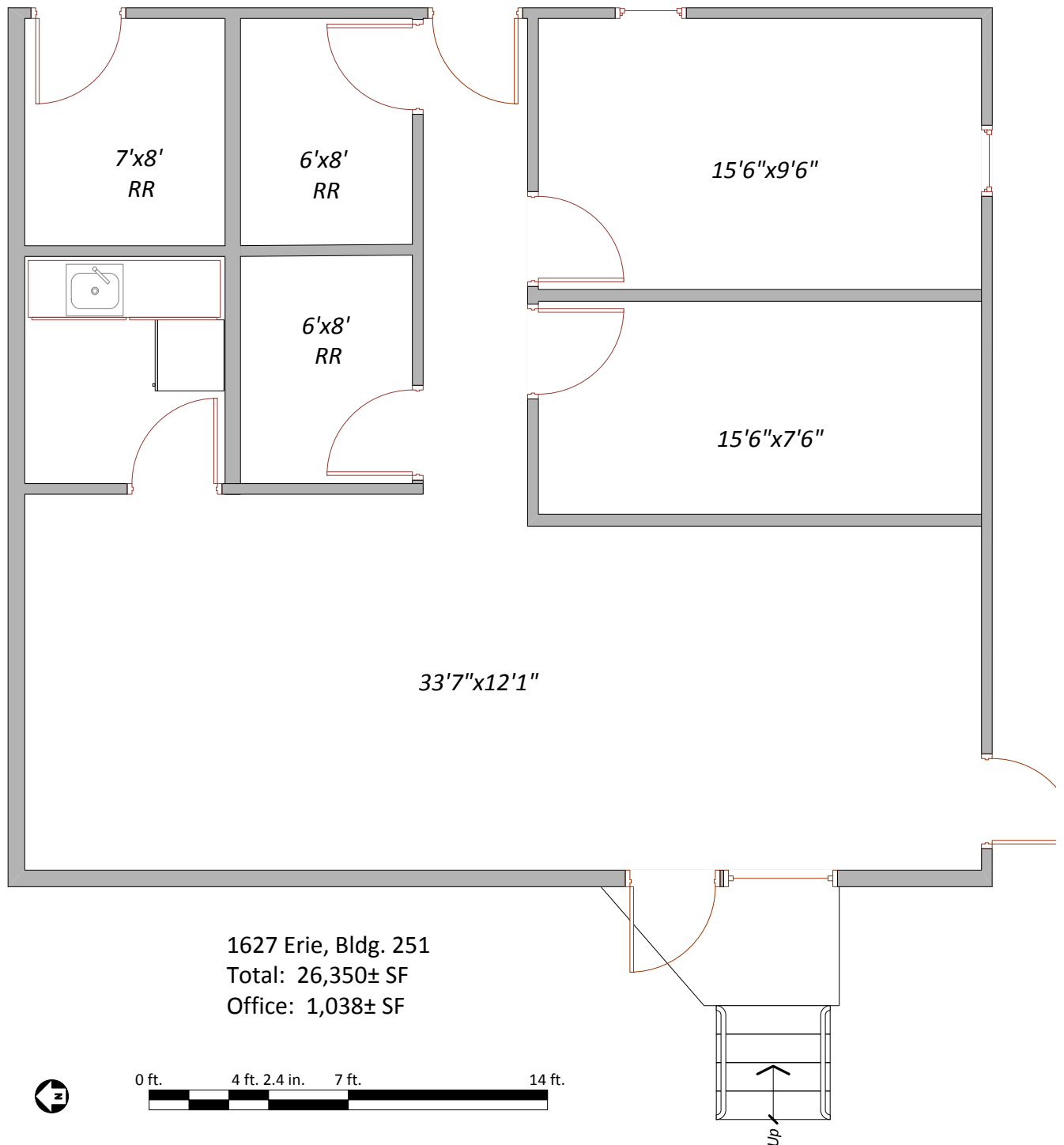
Phone: (816) 221-2300 / Fax: (816) 221-2305

Information furnished regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, prior sales or lease or withdrawal without notice.

NT REALTY, INC.

OFFICE SPACE FLOOR PLAN

309 Armour Road, North Kansas City, MO 64116



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NT REALTY, INC.

PROPERTY AERIAL VIEW

309 Armour Road, North Kansas City, MO 64116



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