

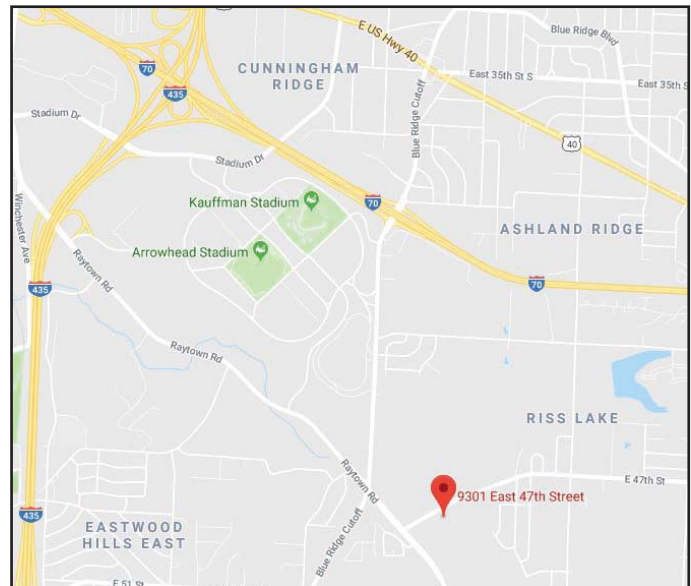
FOR LEASE

25,028± Square Feet



**9301 E 47th Street
Kansas City, MO 64133**

- **25,028± SF Available**
- **6,070± SF Office**
- **16' Clear Height**
- **4 Dock High Doors**
- **1 Drive In Door**
- **Zoned M-1, Light Industrial**
- **Heavy Power**
- **Fenced parking, loading and outside storage area**
- **Additional land available for outside storage**



For more information, please contact:

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(816) 221-2300



Certified Property Manager



IREM Institute of Real Estate Management



Individual Member



NT REALTY, INC.

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

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Property Data Sheet

9301 East 47th Street
Kansas City, MO

SQUARE FOOTAGE:	±25,028 SF
COLUMN SPACING:	34' x 45'
OFFICE AREA:	±6,070 SF
CONSTRUCTION:	Concerete Tilt-Up
CLEAR HEIGHT:	16'
FLOOR TYPE:	5" Concrete
LOADING:	4 - 8' x 8' Dock High Doors w/ 3 pit levelers & 1 - 17' 6" x 15' Drive In
LIGHTING:	T-5 fixtures
ELECTRICAL:	800 amp 277/480 volt, 3-phase
HVAC:	Office air conditioned; overhead gas-fired unit heaters in warehouse
SPRINKLER SYSTEM:	Wet sprinkler system
AUTO PARKING:	± 33 Auto Parking Spaces
OUTSIDE STORAGE:	Fenced parking, loading and storage area - Additional land may be available
ZONING:	M-1 Light Industrial
LEASE RATE:	\$3.50 SF Modified Gross
UTILITIES:	Seperately Metered
GAS SERVICE:	Spire MO West
ELECTRIC SERVICE:	Kansas City Power & Light
WATER:	City of Kansas City
SEWER:	City of Kansas City
INTERNET:	Google Fiber, CenturyLink Fiber
ACCESS:	Convenient access to I-435, I-70, MO-40 & MO-350

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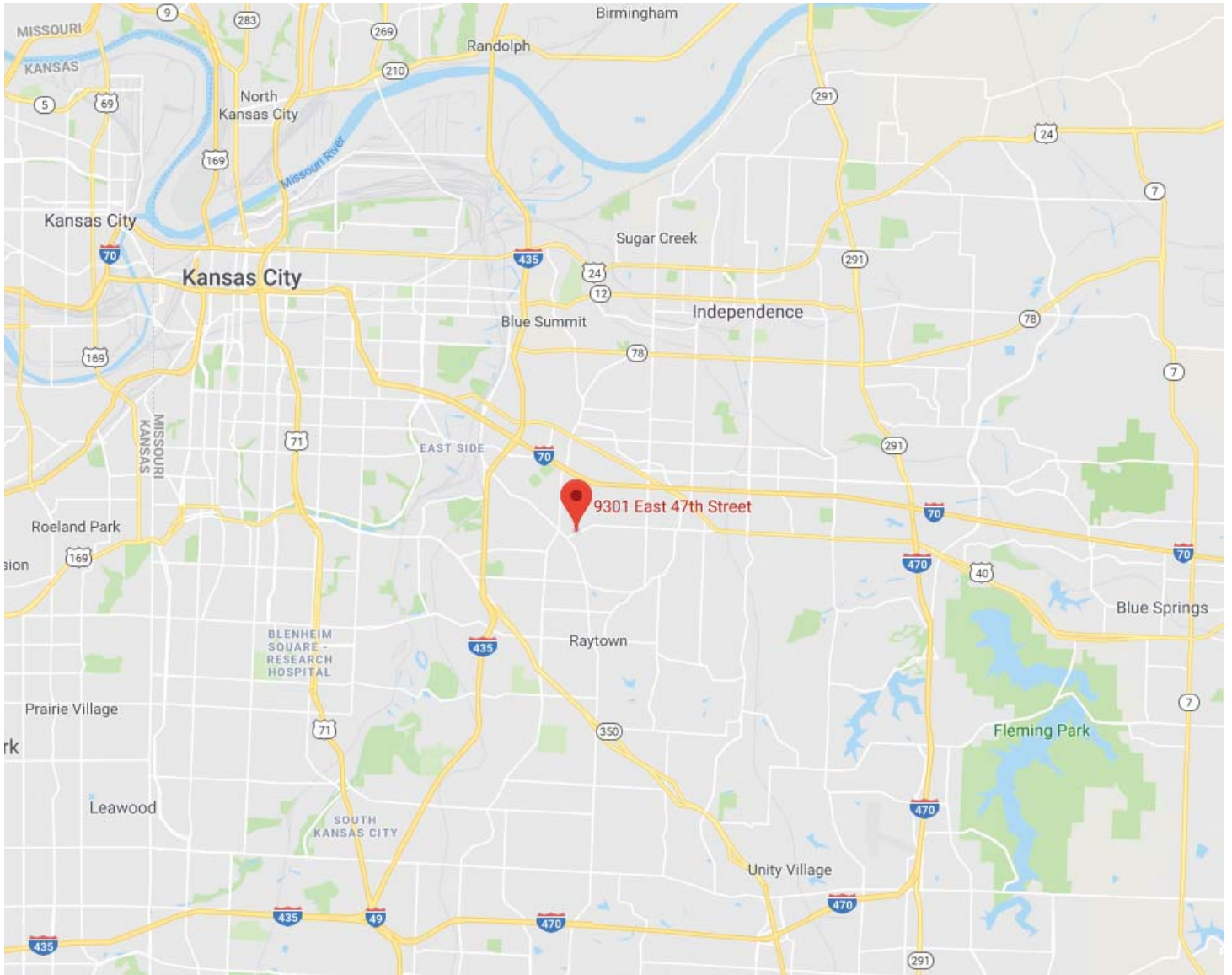
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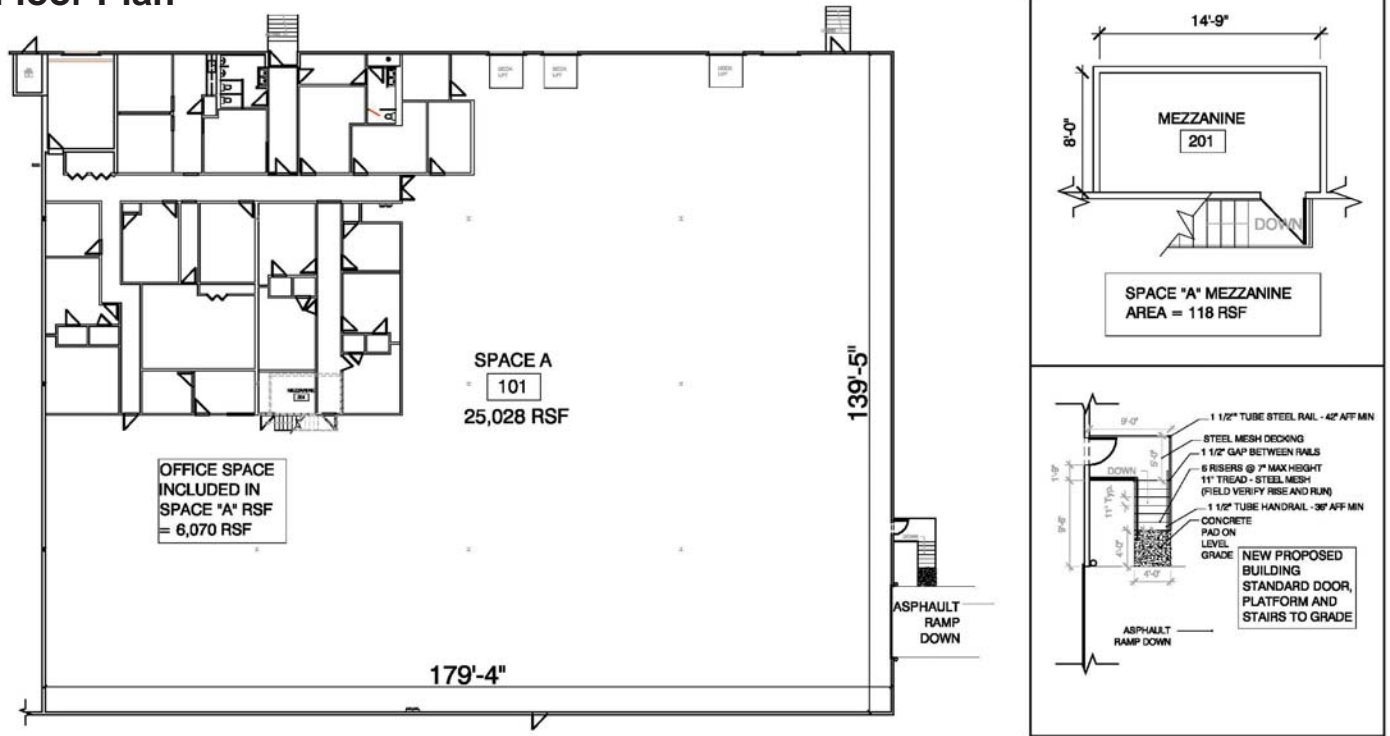
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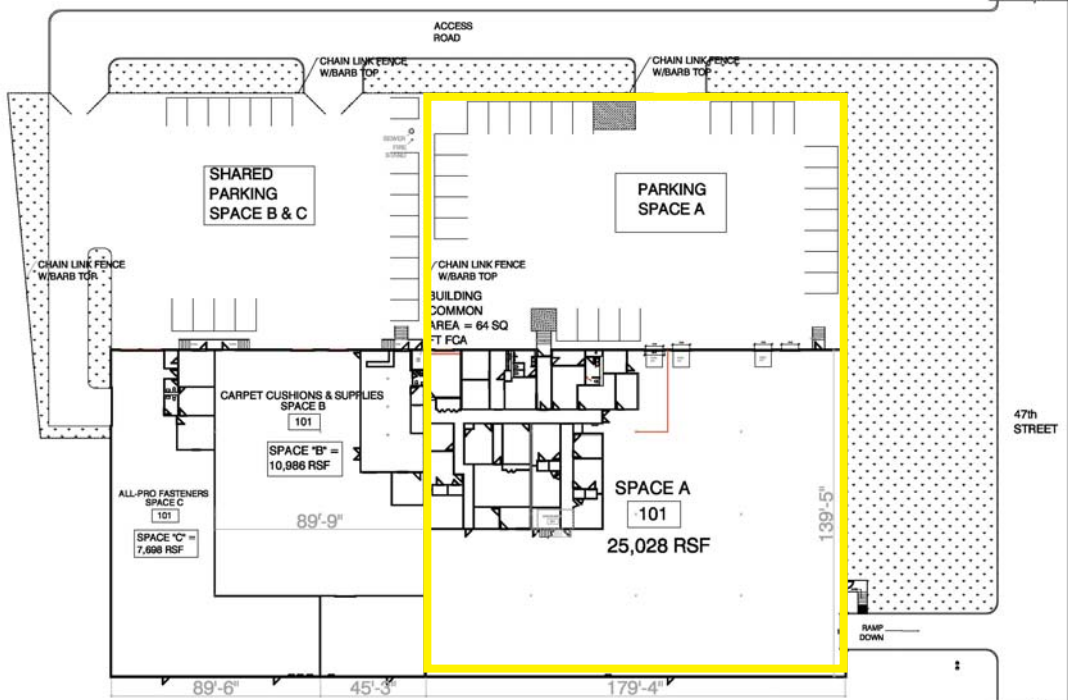
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Office Floor Plan



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	FLOOR PLAN	SHEET AUTHOR Dennis L. Shaffer DATE January 26, 2012

Building Site Plan

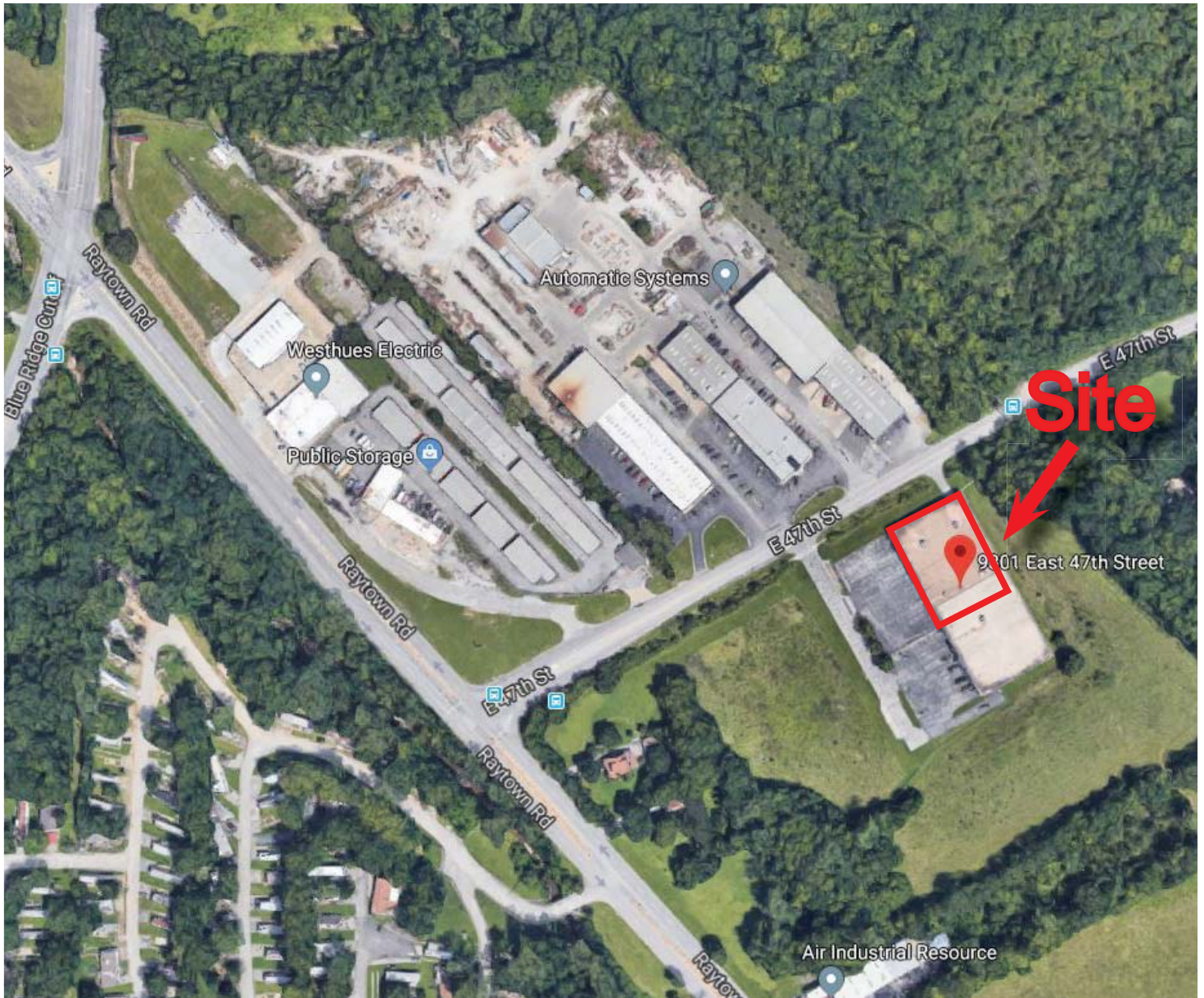


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	MASTER LAYOUT	SHEET AUTHOR Dennis L. Shaffer DATE January 26, 2012



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