

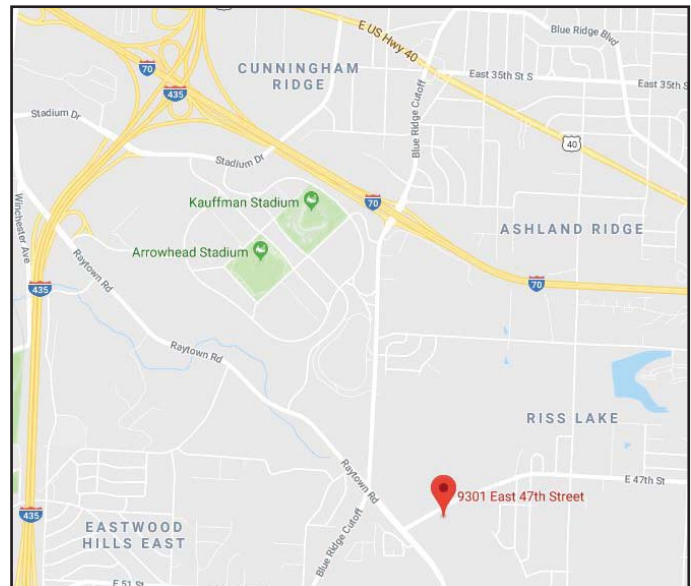
# FOR LEASE

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:

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

or

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

**(816) 221-2300**



Certified Property Manager



IREM Institute of Real Estate Management



Individual Member



**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

**9301 East 47th Street**  
**Kansas City, MO**

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

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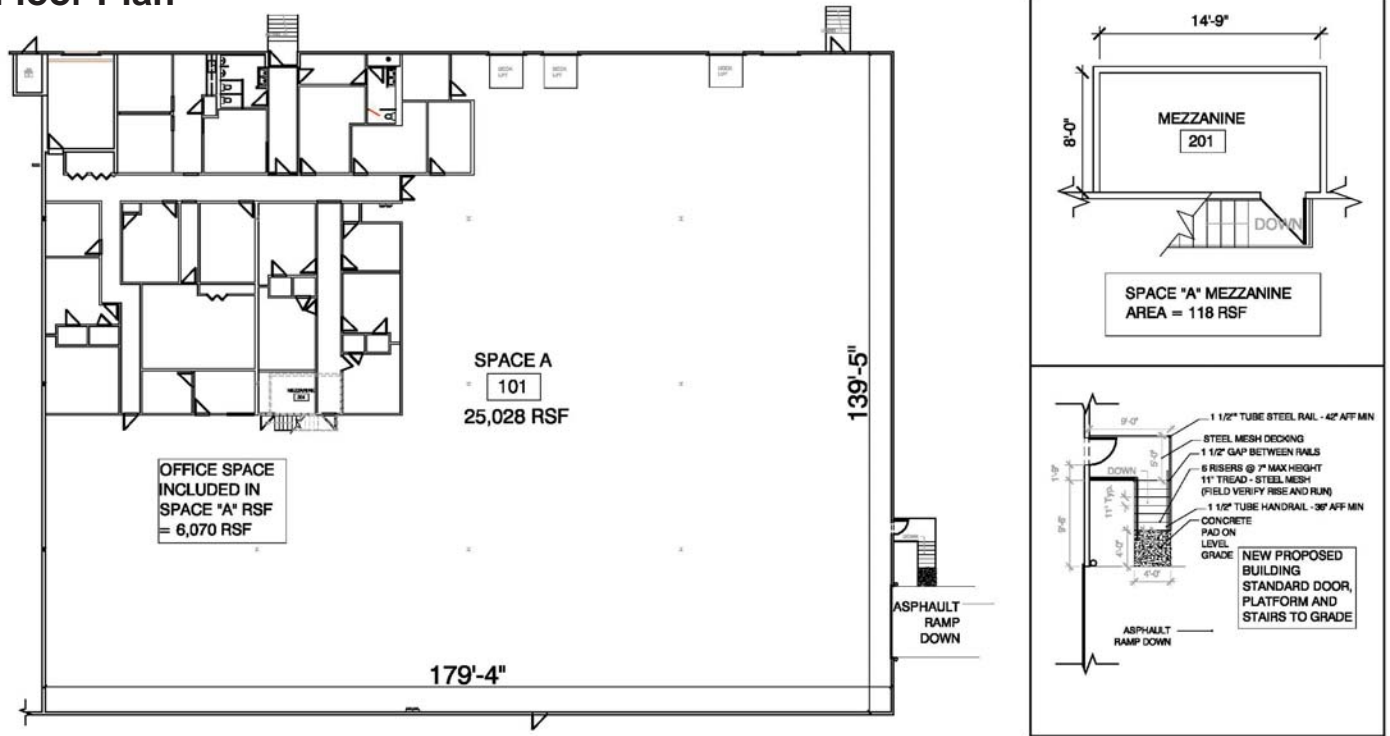
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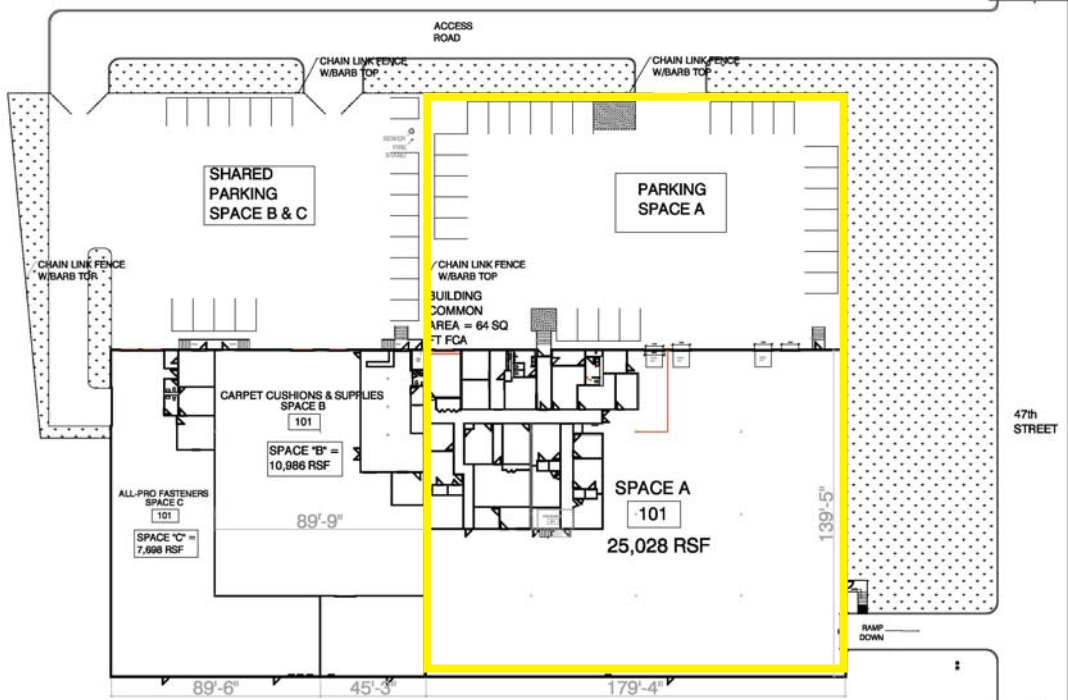
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## Office Floor Plan



<p><b>REES MASILIONIS TURLEY</b> LLC 300 BROADWAY 4TH FLOOR KANSAS CITY, MISSOURI 64101 816.441.1200 ARCHITECTURE@REESMASILIONIS.COM</p>	<p>PROJECT: <b>TED GREENE COMPANY</b></p> <p>9301 EAST 47TH STREET SPACE A KANSAS CITY, MISSOURI 64113</p>	<p>PROJECT NUMBER: 2012-001</p> <p>SHEET NUMBER: <b>A01</b></p> <p>DATE: January 26, 2012</p>	<p>SHEET AUTHOR: Dennis L. Shaffer</p>
	<p>FLOOR PLAN</p>		<p>© 2012 Rees Masilionis Turley Architects, LLC All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage and retrieval system, without the prior written permission of Rees Masilionis Turley Architects, LLC.</p>

## Building Site Plan



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	<p>MASTER LAYOUT</p>		<p>© 2012 Rees Masilionis Turley Architects, LLC All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage and retrieval system, without the prior written permission of Rees Masilionis Turley Architects, LLC.</p>



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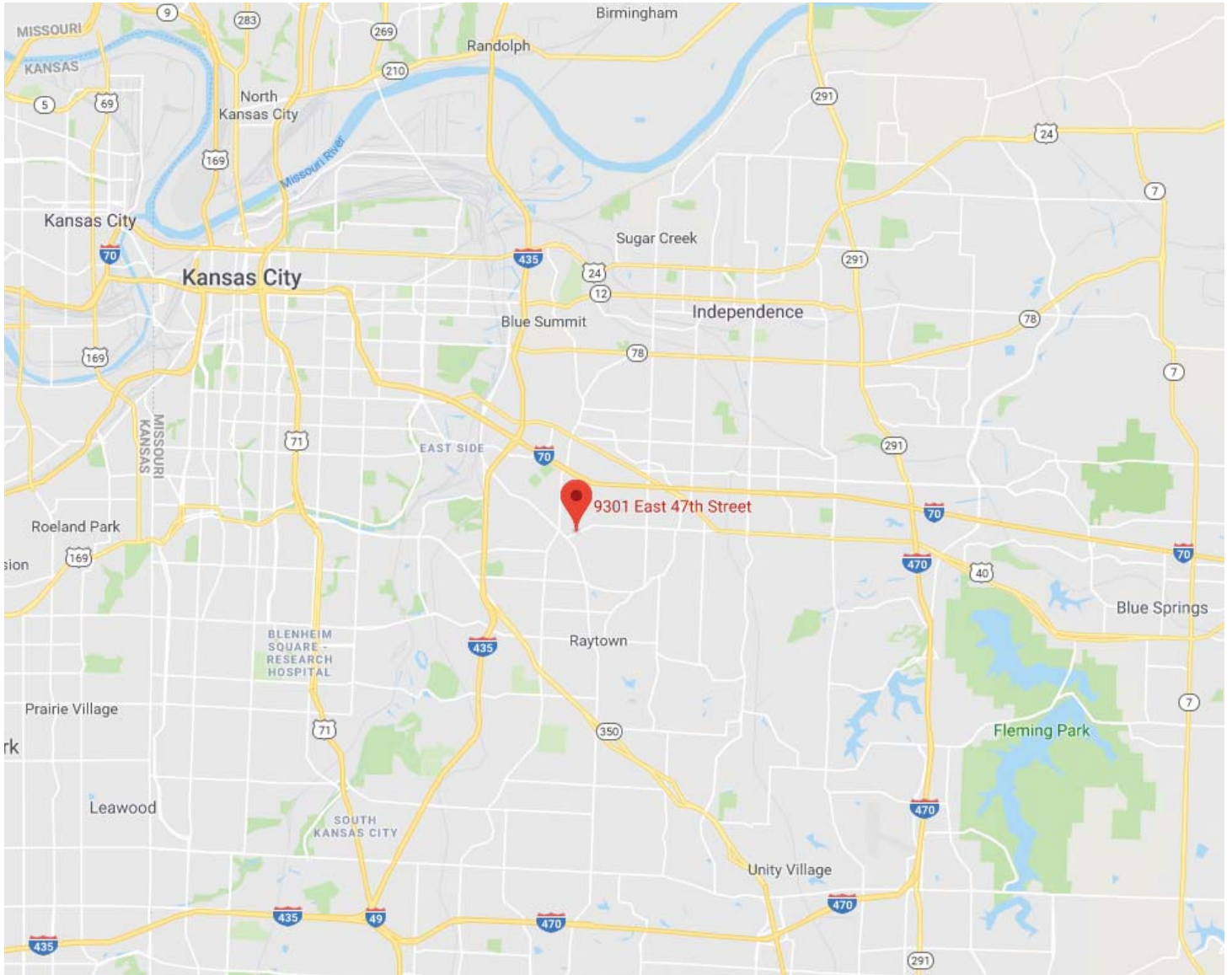
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