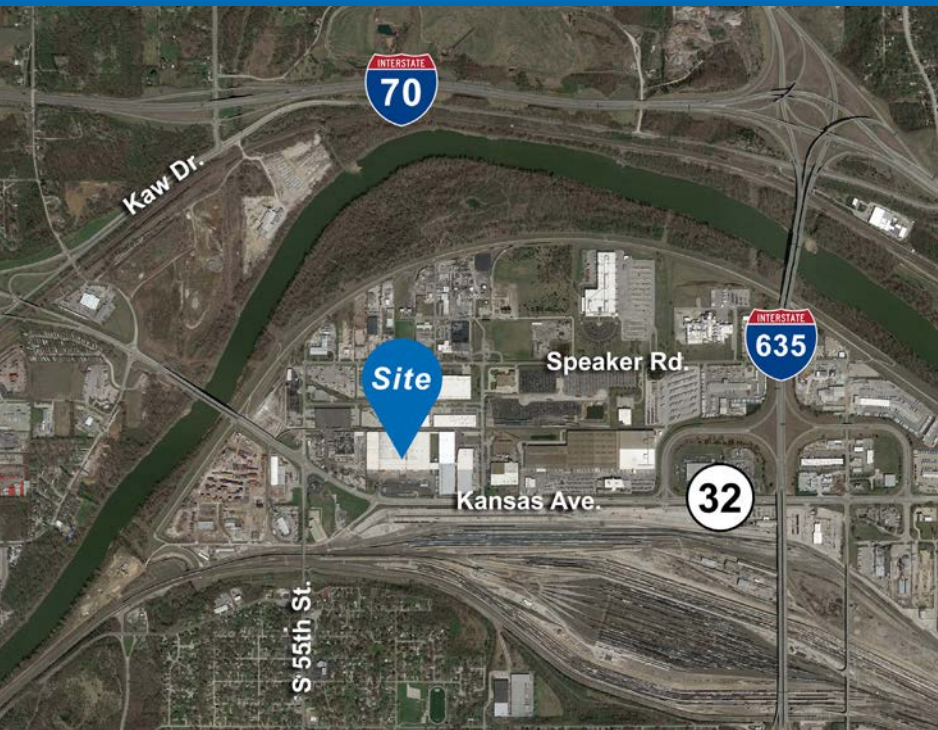


5300 Kansas Avenue

Kansas City, Kansas



Recently Renovated Infill Logistics Building Available for Lease



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Executive Managing Director
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Suite 300
Kansas City, MO 64105
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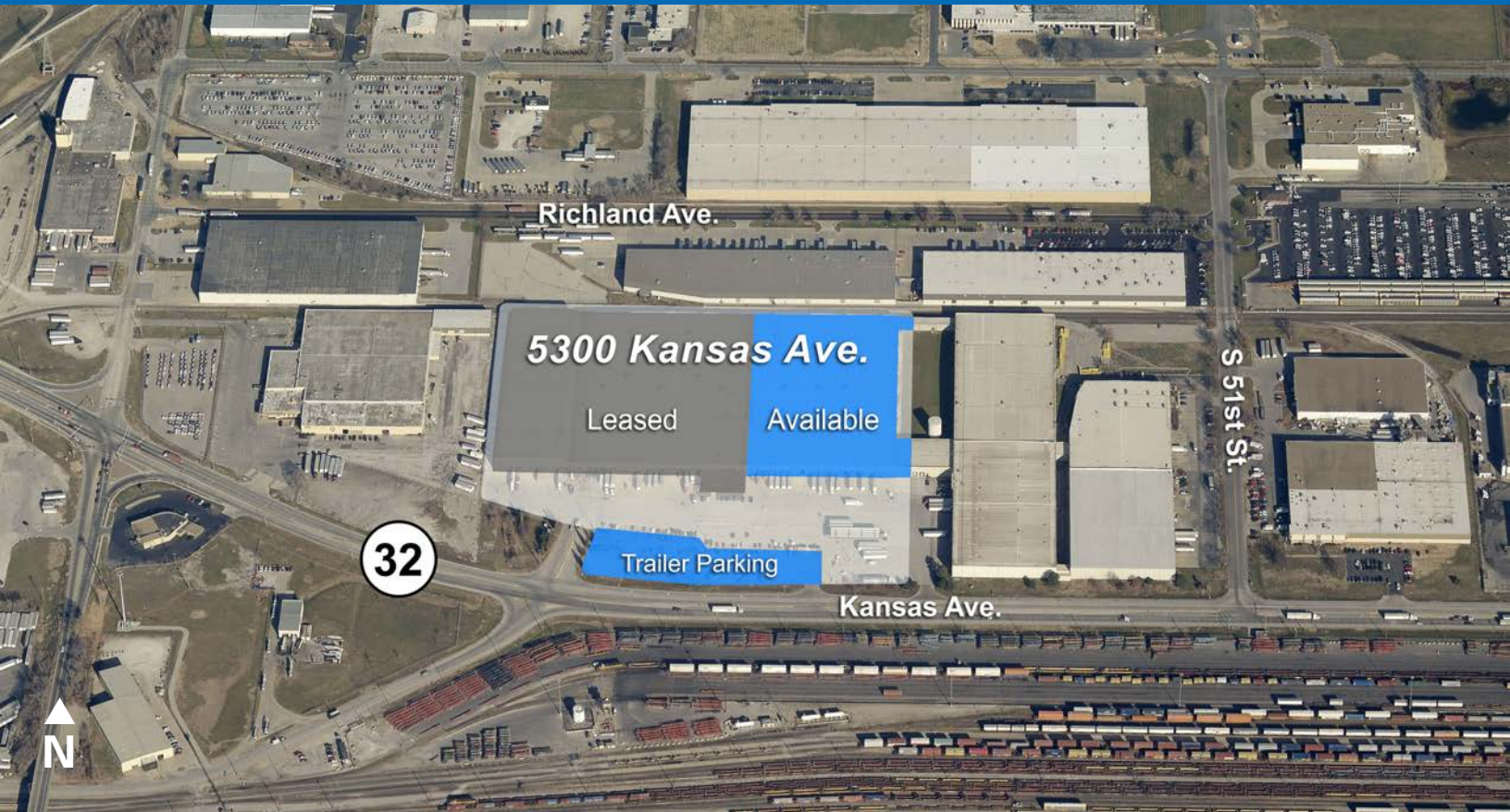
NEWMARK
ZIMMER

**SEALY &
COMPANY**

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5300 Kansas Avenue

Kansas City, Kansas



191,740 SF Industrial Space Available for Lease

Property Advantages:

- Among the most centralized locations within the Kansas City metropolitan area
- Excellent access to I-635 and I-70
- Lease rate \$3.75/SF, NNN
- Designed to serve mid-sized and bulk tenants in need of infill logistics space
- **Heavy power: 2,000 amps of dedicated power available in ±90 days**

Building Features:

- 1,177 SF of recently renovated office area
- 24' ceiling clearance
- 21 fully equipped dock-high doors
- Full dock packages
- ESFR sprinkler system
- **Fenced Parking for 60 trailers**

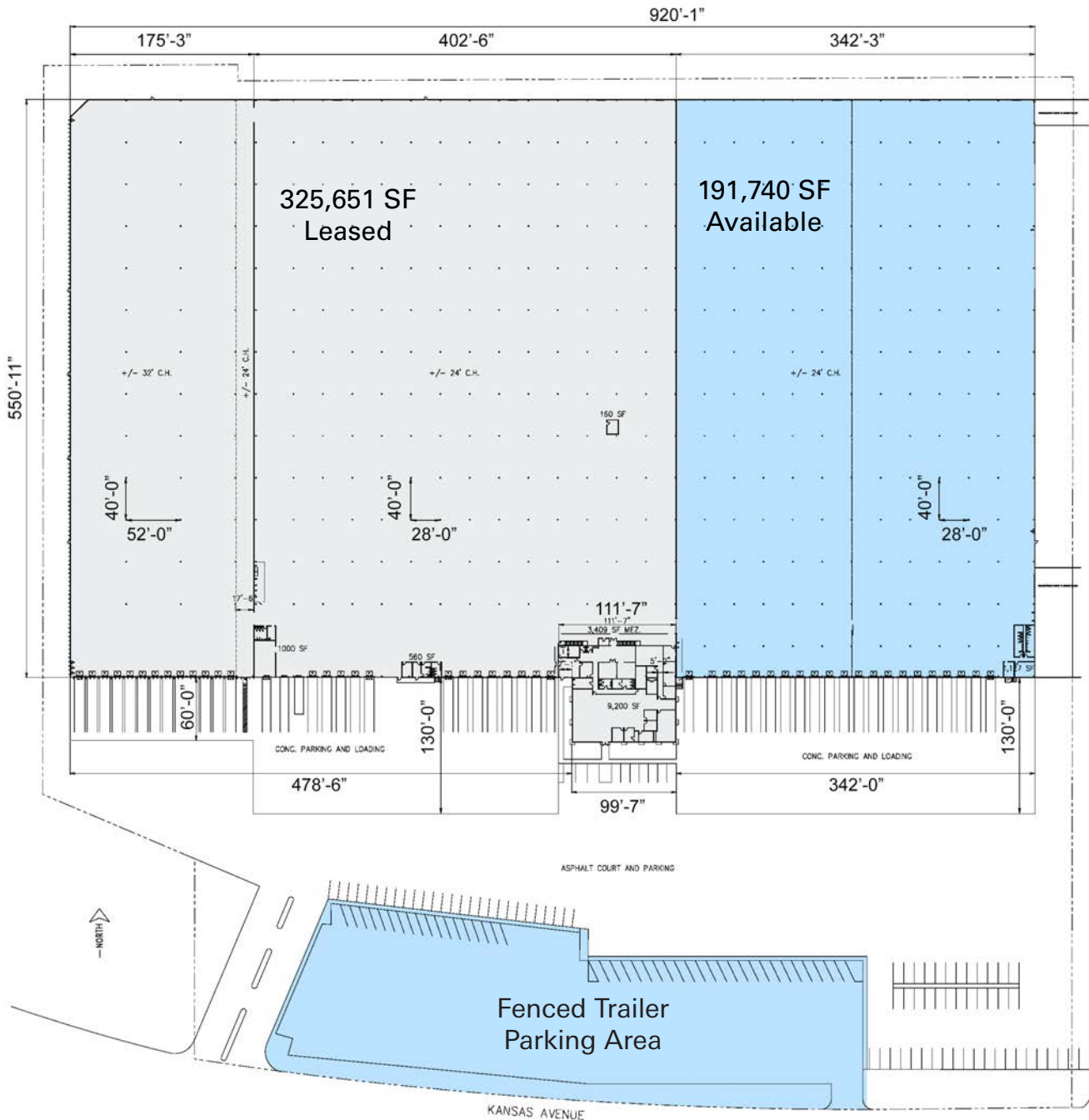
2026 Improvements Underway:

- Exterior paint
- Parking lot overlay
- Landscaping upgrade

5300 Kansas Avenue

Kansas City, Kansas

Building Plan:

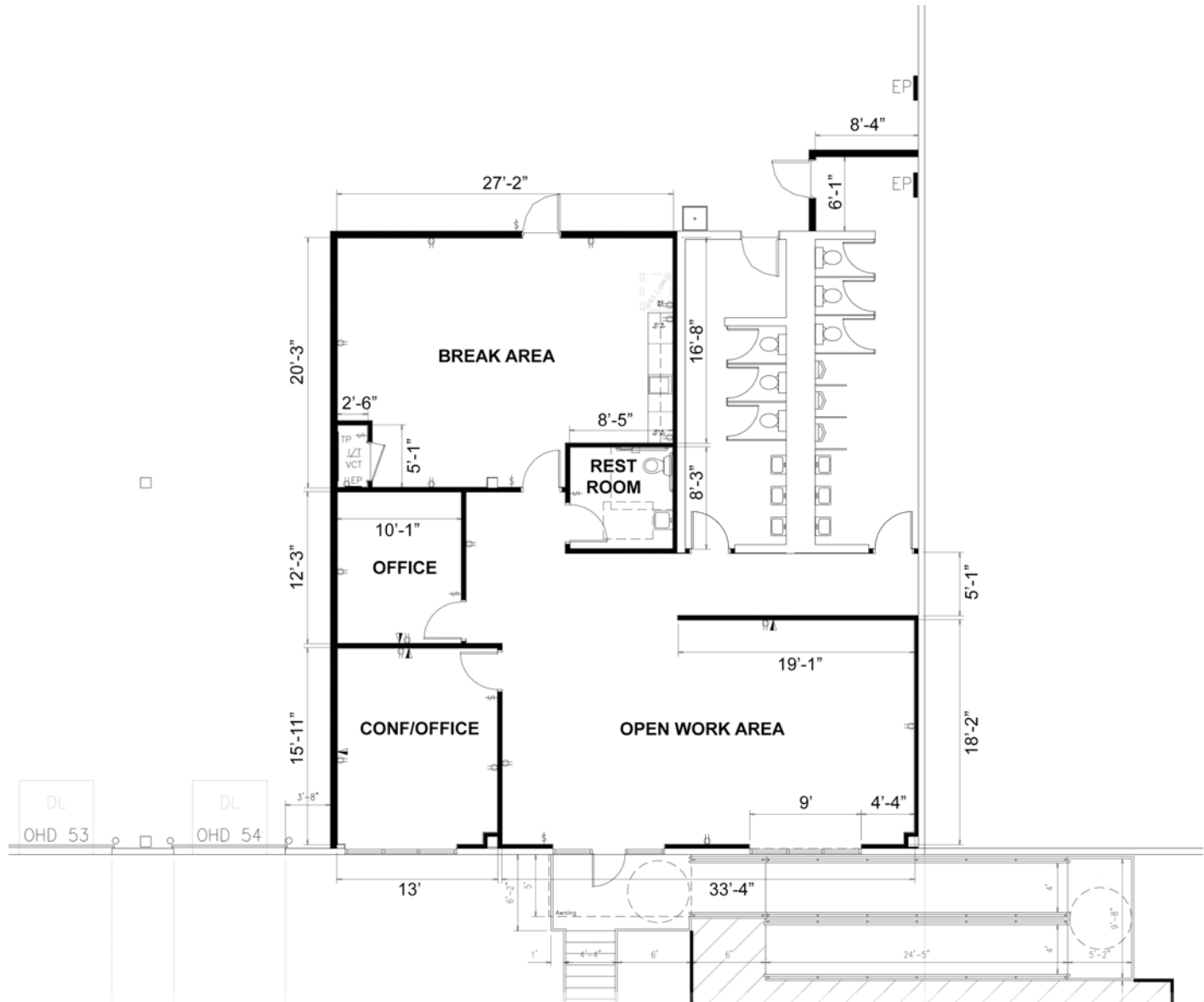


* 3,640 (±) SF included in building link

5300 Kansas Avenue

Kansas City, Kansas

Potential Office Expansion Plan:

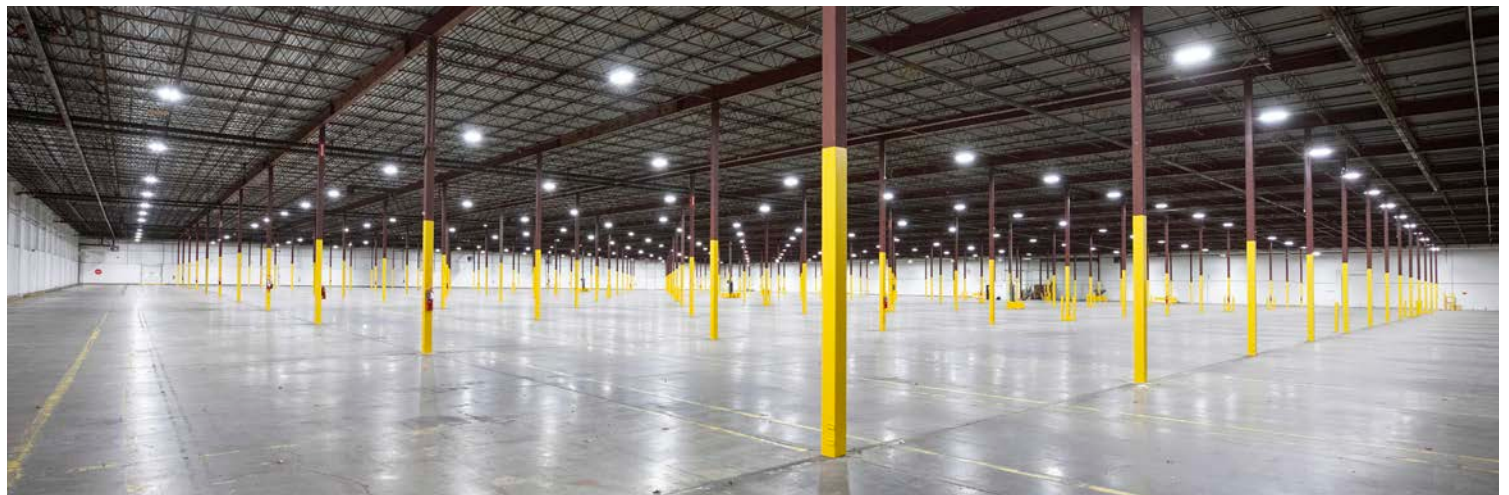
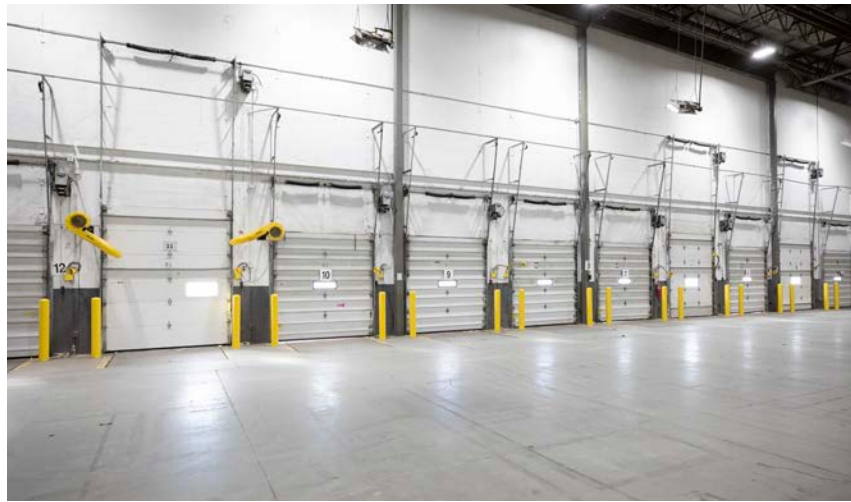


2,425 SF total area, 1,921 SF new construction

5300 Kansas Avenue

Kansas City, Kansas

Building Photos:



5300 Kansas Avenue

Kansas City, Kansas

