



**CUSHMAN &
WAKEFIELD**

FOR LEASE

**NEW 244,000 SF OFFICE WAREHOUSE
IN PRIME MID-COUNTY LOCATION**

2100 WALTON ROAD / VINITA PARK, MO 63114

OUTSIDE STORAGE PERMITTED



Property Highlights

- Superior “Last Mile” logistics
- Immediate access to Page & I-170 Interchange
- Zoned “D” City of Vinita Park and permitted for **OUTSIDE STORAGE**
- Delivery Q4’ 2022
- I-170 exposure and signage opportunity
- 14.35 acre site
- 15 year property tax abatement
- Lease Rate: \$5.95/SF; NNN

Building Features

- Concrete Tilt wall construction w/extensive front window line
- 32’ clear height ceiling
- ESFR sprinkler system
- New office finish (3%) built to tenant specifications
- 54’ x 52’ column spacing with 60’ speedway
- 45 mil TPO roof system
- 276 ft. building depth
- 180’ truck court
- 155 car parking
- 7” concrete floors
- 24 dock high doors (9’x10’) with 35,000 lb. levelers, seals & bumpers, plus 30 knock-out panels
- 2 ramped drive-in doors (12’x14’)
- 2,000 amp 480v/3-phase power
- High efficiency make-up air heating units
- 2’x4’ LED warehouse lighting fixtures
- 50 drop trailer stalls

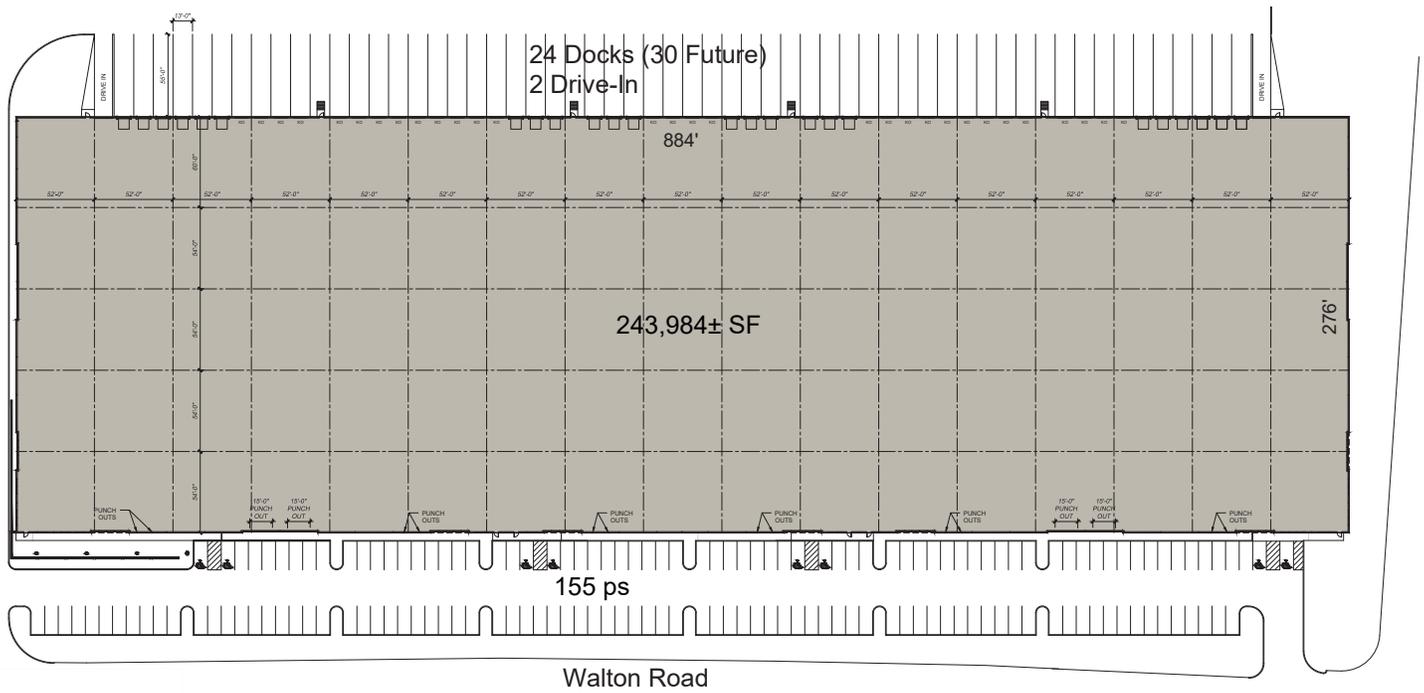
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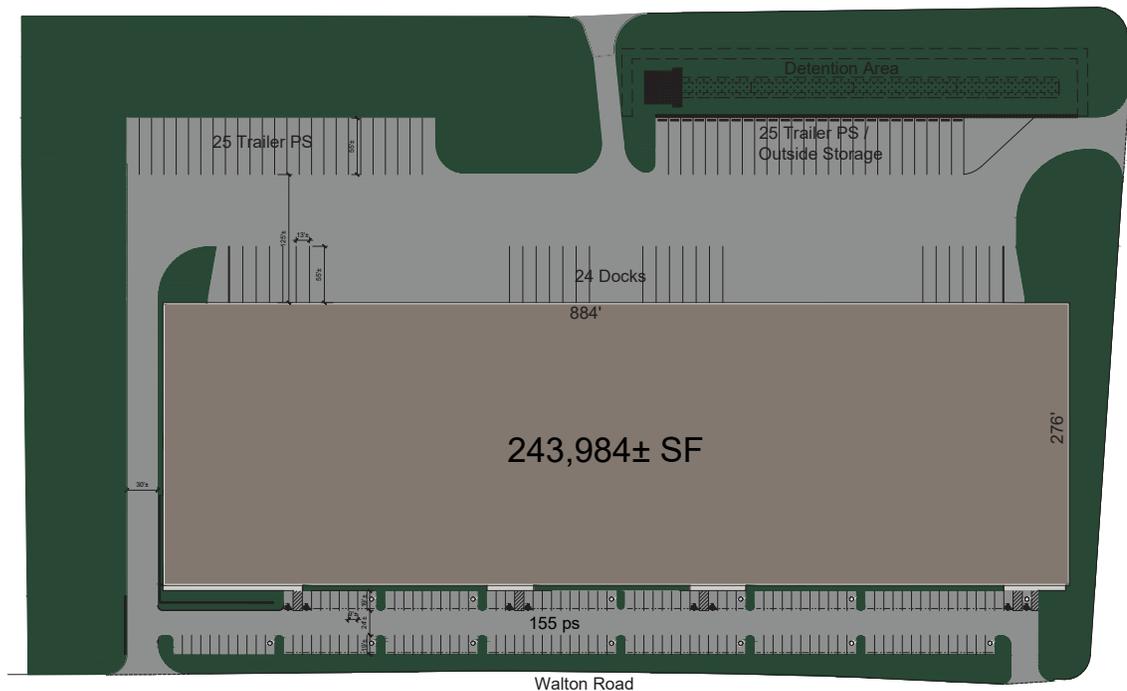


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Floor Plan



Site Plan





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Location Map & Truck Routes





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Mid-County Submarket



Demographics

	10 Minutes	20 Minutes	30 Minutes
Population	130,486	733,343	14,460,105
AVG. HH Income	\$82,797	\$84,555	\$88,752
Households	54,533	311,067	607,338

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