

# Schlafly Corporation

#2 North Meramec Ave.  
St. Louis, MO 63105

Prepared By: George Hames  
Schlafly Corporation  
314-406-2322 cell  
314-725-2414 x 11 office



## #5 NE Victoria Dr.

Location	South Jackson County Ind. Cluster Lee's Summit Ind Submarket Jackson County
Parcel Number	52-910-07-01-00-0-00-000
Status	For Lease
Lease Rate Information	\$6.95 Mod. Gross - 5 year term or longer
Sale Information	No
% Leased	100 % vacant as of Dec. 15,2007
Max SF Contig.	34,950 sq. ft - Not Divisible
Building Type	Office / Warehouse Light Industrial Class C Warehouse Distribution
Building Address	#5 NE Victoria Dr. Lee's Summit, MO 64086
Size	34,950 +/- sq. ft. (233'x150')
Zoning	Industrial
Number of Floors	One
Constructed	1993
Construction Type	Reinforced Concrete - Tilt Up Construction - Block
Floors	Concrete Floors -Standard thickness
Column spacing	50'x26' column spacing

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Ceiling Height	24' to 22' height – Back to Front drain
Heating / Air	Office – Heating and Air Warehouse - Gas Heat only
Electric	480 – 3 Phase A7D-Mark
Water	Yes
Sprinklers	Yes 100% (wet)
Roof	Rubber with drainage to gutters in front
Warehouse Space	32,450 sq. ft.
Dock doors	4 total w/ levelers and side steps to warehouse
Drive in doors	No
Bathrooms	One Warehouse, One Office
Crane	No
Rail	No
Office Space	2,500 sq. ft. (small 150' office in warehouse)
Dedicated offices	6 offices
Conference room	One
Break room	One
Open area	Complete Center approximate 1200 sq.ft.
Elevator	No
Property Type	Industrial
Size of Lot	3.11 Acres (135,583 sq. ft.)
Parking	21 parking + 11 dock area = 32 Expansion land available - 2 Handicapped
Phase 1 Report	NO
Real Estate Taxes	N/A
Property Owner	N/A
Amenities	Corner Lot, Signage at street, Monument Sign Excellent access off Victoria Dr. Located across from Douglas Square Racks in warehouse, furniture in office both available for tenants use
Map / Directions	NE Douglas St. and NE Victoria Dr. Just south of highway 470 past Hospital

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