

30,500 ± SF Available in North Kansas City



Excellent Location in Business Friendly, North Kansas City!

- 2,000 ± SF office and additional break room on mezzanine
- 22' clear with wet sprinkler system
- Rail spur/rail docks
- Dock-high loading
- 10 minutes to downtown
- LED lighting with motion sensors
- Owner-occupies other end of building
- No CAM or OPEX, just gross rent + separately metered utilities

For more information:

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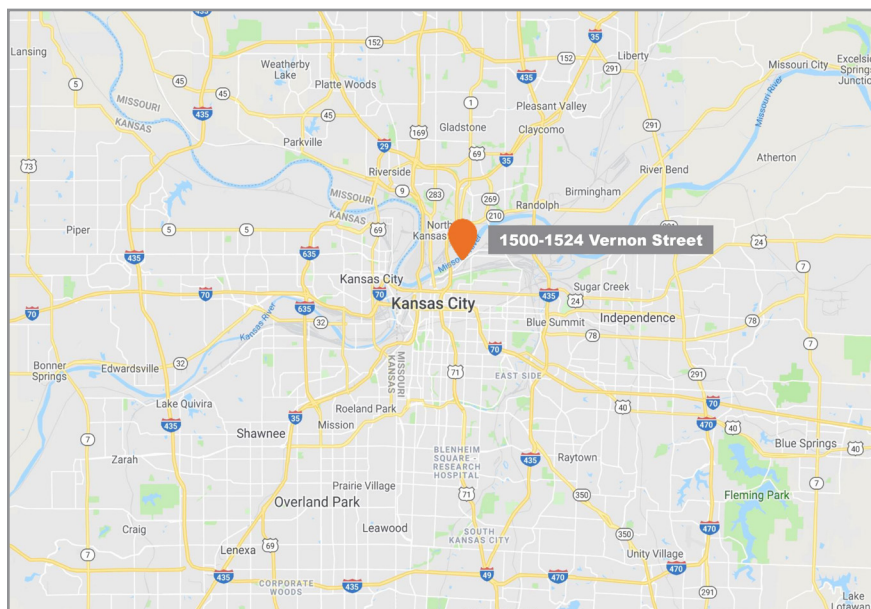
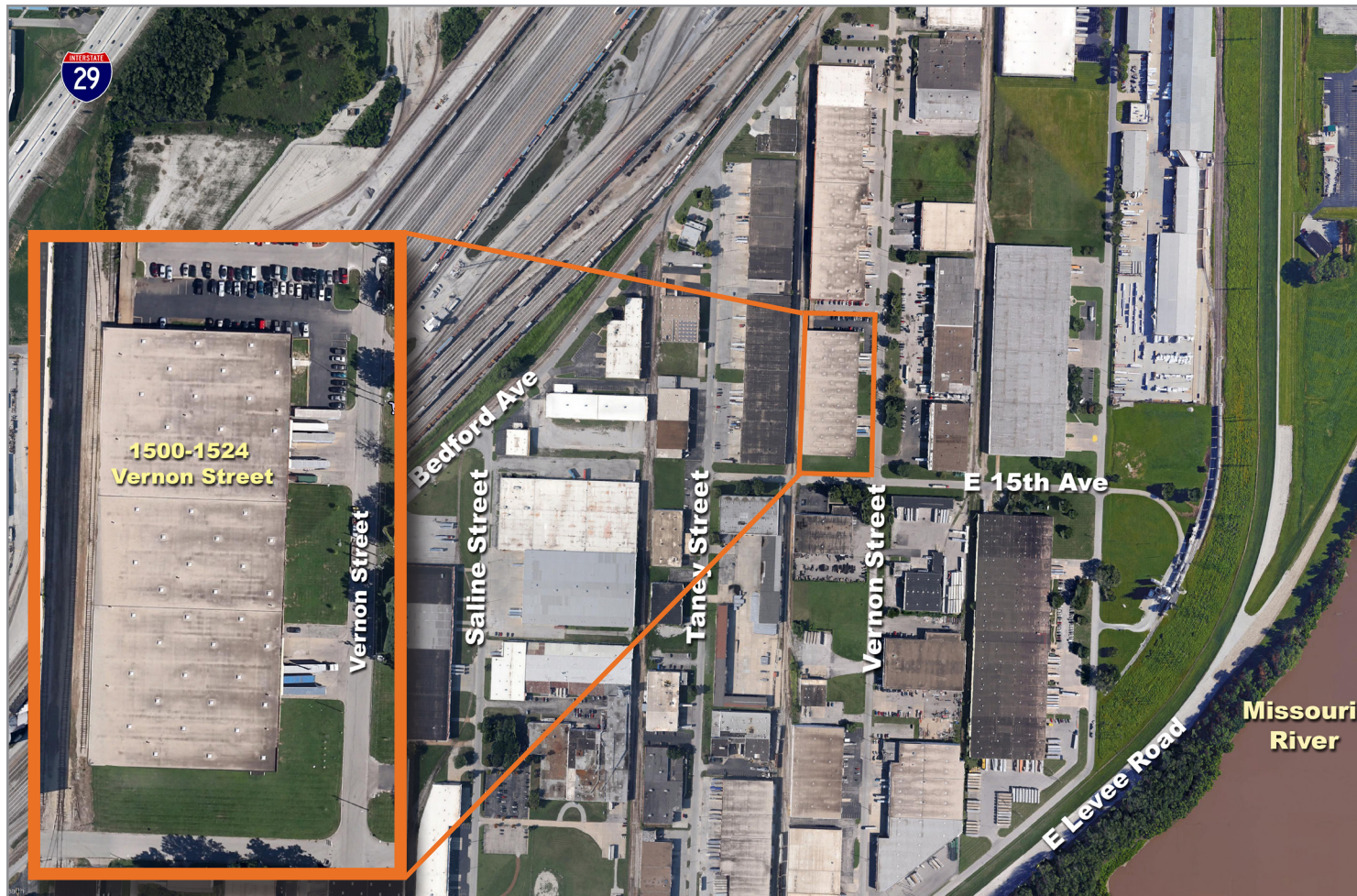
Building Specifications

Building SF:	30,500 ± SF available for lease with 2,000 ± SF office and breakroom on mezzanine
Ceiling Height:	22' clear
Sprinkler:	Wet system
Loading:	4 docks 8' x 10' 4 have pit levelers, shelters, and dock locks.
Electrical:	1,200 AMPS - 3 Phase - Multiple Voltages
Rail Spur:	Available at building with rail doors - spur has not been active in many years though
Rail Doors:	2 rail doors available in 30,500 ± SF space
Roof:	EPDM
Construction:	Concrete block with brick fascia
Parking:	50 + at north end parking lot (adjacent to space)
Column Spacing:	30' by 30'
Truck Court:	75'
Lighting:	LED Lighting - Skylights provide additional light in the building to supplement
HVAC:	Forced gas overhead heaters and seven exhaust fans on West elevation.
Zoning:	M-1 Light Industrial
CAM:	Estimated cost is \$0.20 PSF for the Tenant to self-perform/pay for its own trash removal as well as snow removal at its loading docks and its separate parking lot. The Landlord handles the landscaping/grass cutting. There is no other charge or management fee.
Utilities:	Tenant pays its own separately metered gas, electricity and water utilities.
Lease Type:	Gross Lease, with Tenant self-performing CAM, per above, and is also responsible for all of its interior maintenance including loading docks and doors, lights, HVAC, etc.

Paseo Industrial Park

1500-1524 Vernon Street, North Kansas City, MO 64116

For Lease



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Floor Plan

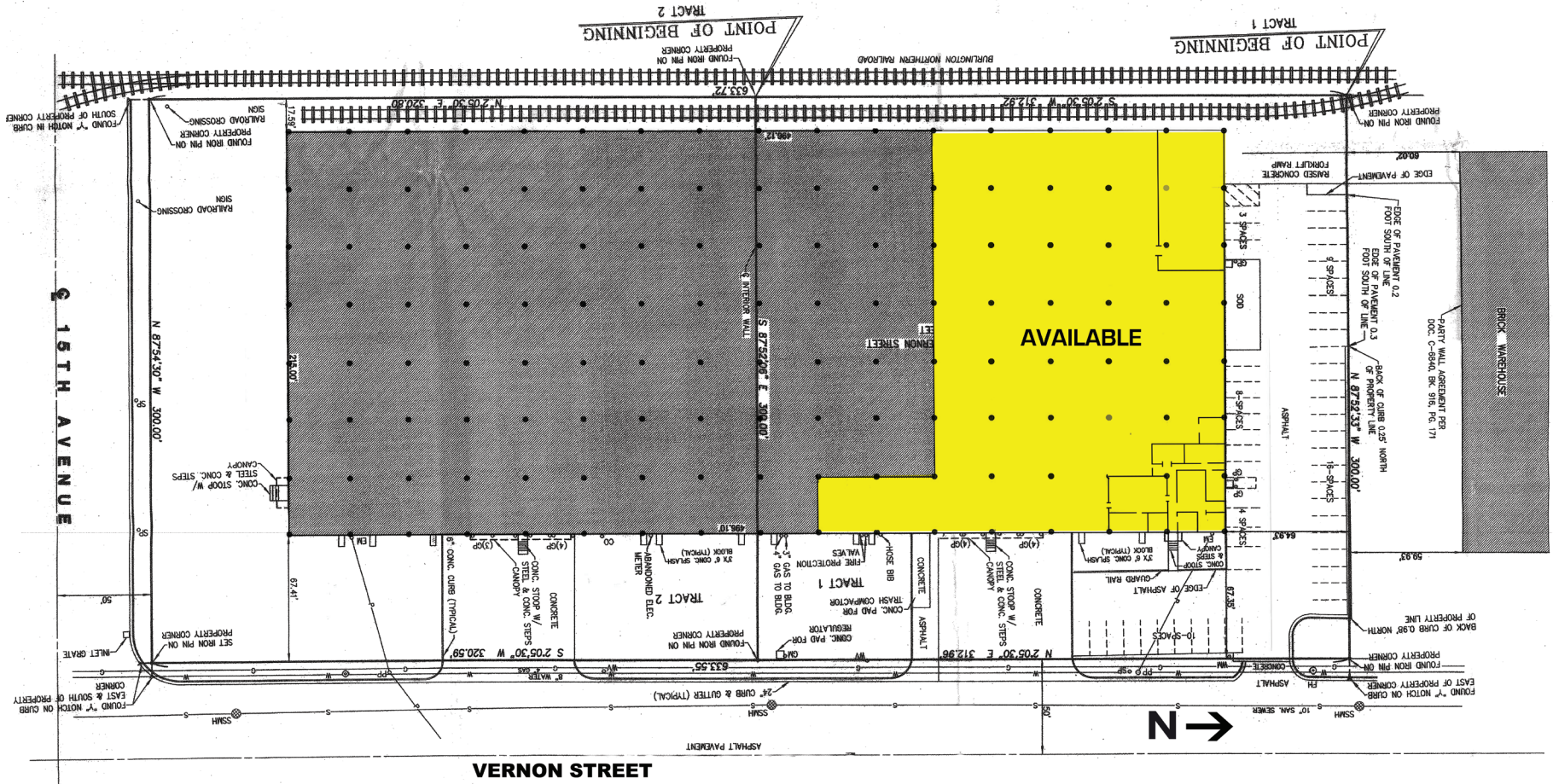


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For Lease

Site Plan



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