

Paseo Industrial Park

1133-1235 Saline in North Kansas City, Missouri

For Lease/Sale



Great Central Location!

- 10 minutes to downtown
- 20' clear
- Dock-high loading in rear
- Offices in front

For more information:

Christian Wead
816.412.8472
cwead@blockllc.com

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Specifications

Total Square Footage: 108,800 Square Feet

Year Built: 1969 - remodeled in 2007

Land Area: 6.42 acres

Ceiling Height: North end (1201-1235 Saline) is 18' - 20'; South end (1101-1137) is 22'

Sprinkler: Wet sprinkler system

Loading: Total is 21 loading docks. 4 dock-high doors on the east side, one has a pit leveler, one currently has a steel ramp for drive-in; two dock-high doors on the west side, one with a pit leveler. Dock-high doors are 10' wide x 12' tall.

Roof: 4 ply built-up; new on south end 12/30/04; new on north end 1/30/98

Construction: Brick and block with metal deck roof

Parking: Paved lot at south end for trailer parking

Column Spacing: 40' x 40' and the space measures 160' north south x 160' east west

Building Dimensions: ~150' x 726'

Lighting: Florescent strip and hi-bays (varies). LED lighting in the warehouse supplemented by skylights.

Heating: Forced air gas unit heaters - typical 50 degrees at 0 degrees; ceiling fans

Electrical: Three 200 Amp and 240 Volt. Four 100 Amp and 240 Volt.

Ventilation: Two separate vent hoods are in the warehouse

Net Charges: (2023)	CAM:	\$0.41
	INS:	\$0.11
	RE TAXES:	\$0.84
	Total:	\$1.36

*Note: Lease is Modified Gross Industrial with a Base Year for real estate taxes and insurance and tenant paying prorated CAM.

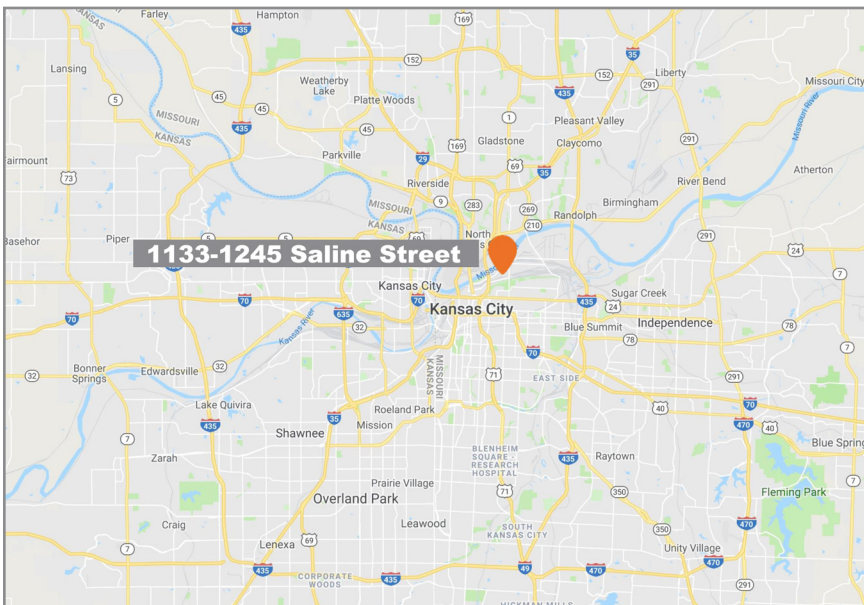
Building Specifications

Unit #1201:	Working from the north-south – 4 dock doors, all 10' x 11'6". They are wood. Door #1 – No dock equipment Door #2 – No dock equipment Door #3 – Edge of dock leveler Door #4 – No dock equipment
Unit #1153 Saline:	North to south – two groups of 2 dock doors serving 1153/1135 First Group, both are wood dock doors each with 3 new sections. Openings are 10' x 11'6", both have edge of dock levelers (doors #5/#6)
Unit #1135 Saline:	Doors #7/#8 both wood doors, 10' x 11'6", both have edge of dock levelers Doors #9/#10 both wood doors, 10' x 11'6", #9 no dock equipment, #10 has an edge of dock leveler (east side)
Unit #1133 Saline:	On the west side of Unit #1133 there are two dock doors both wood doors at 10' x 10' openings, no dock equipment None of the doors have dock shelters or pit levelers in these spaces.

Paseo Industrial Park

1133-1235 Saline in North Kansas City, Missouri

For Lease/Sale



For more information:

Christian Wead

816.412.8472

cwead@blockllc.com

Michael R. Block, CPM

816.932.5549

mblock@blockllc.com

4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

BLOCK
REAL ESTATE SERVICES, LLC

Paseo Industrial Park

1133-1235 Saline in North Kansas City, Missouri

For Lease/Sale

