

# Paseo Industrial Park

1133-1235 Saline in North Kansas City, Missouri

# For Lease



## Great Central Location!

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

## For more information:

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## 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

	CAM:	\$1.44
	INS:	\$0.15
	<u>RE TAXES:</u>	<u>\$0.99</u>
Net Charges: (2026 Estimates)	Total:	\$2.58

\*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.



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## Property Photos

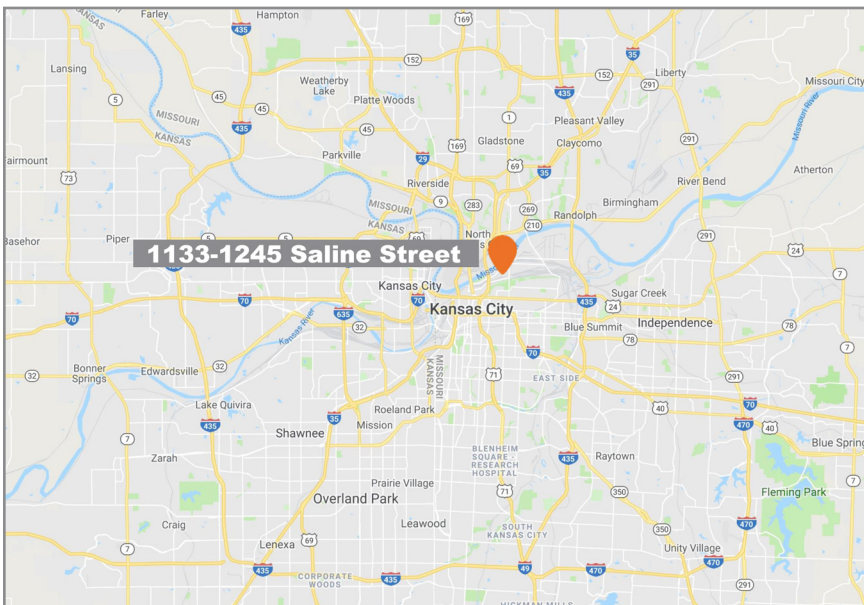




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## Neighboring Building

