

# 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:

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

\*Note: Lease is Modified Gross Industrial with a Base Year for real estate taxes and insurance and tenant paying prorate 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)

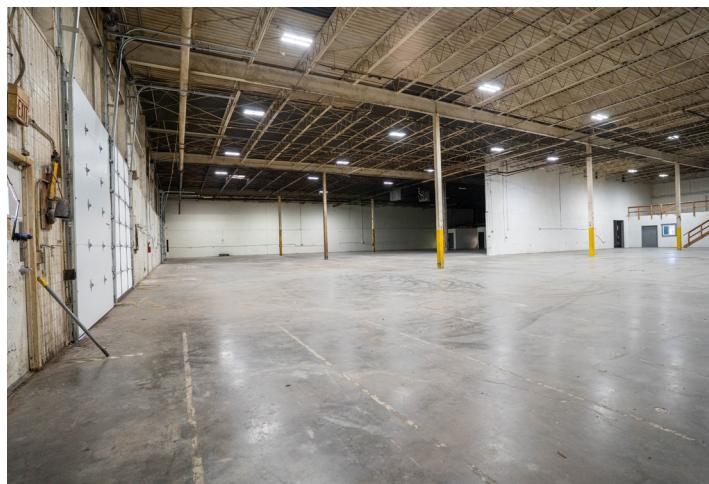
**Unit #1133 Saline:** On the west side of Unit #1133 there are two dock doors both wood doors at 10' x 10' openings, no dock equipment  
  
None of the doors have dock shelters or pit levelers in these spaces.

# Paseo Industrial Park

1133-1235 Saline in North Kansas City, Missouri

For Lease

## Property Photos



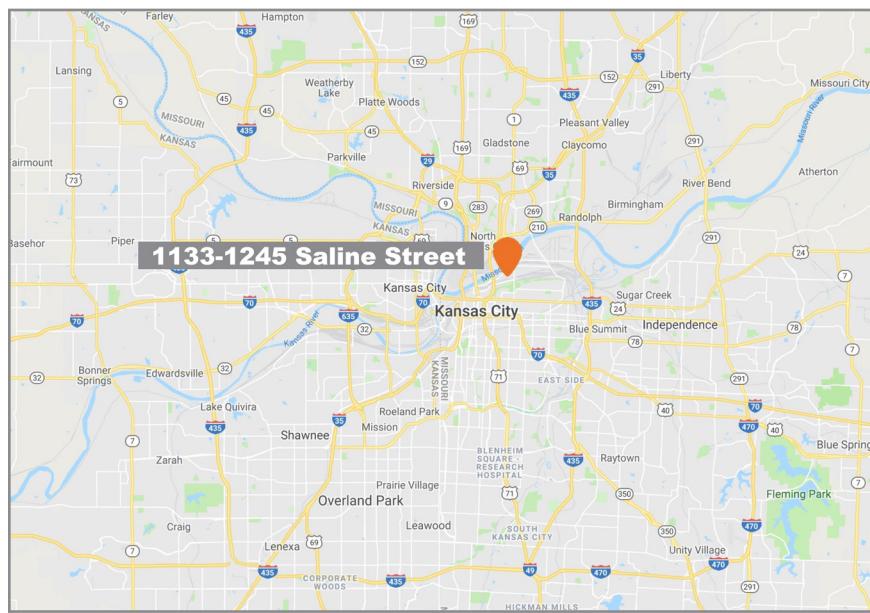
# Paseo Industrial Park

1133-1235 Saline in North Kansas City, Missouri

For Lease



**1133-1235 Saline**



For more information:

Christian Wead  
816.412.8472  
cwead@blockllc.com

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

# Paseo Industrial Park

1133-1235 Saline in North Kansas City, Missouri

For Lease

## Neighboring Building

