

# Executive Park Distribution Center

1250-1260 N. Corrington Avenue, Kansas City, MO

# For Lease



## Excellent Site with Great Access

- Two Tenant Building
- 18' Clear Height
- Dock-high and grade-level drive-in access
- Excellent I-435 Access
- Business Park Location

## For more information:

Zach Hubbard  
816.932.5504  
zhubbard@blockllc.com

Hagen Vogel  
816.878.6338  
hvogel@blockllc.com

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## Building Specifications

Total Building SF:	41,258+/- SF Suite 1250 at 21,509+/- SF Suite 1260 at 19,749+/- SF
Office Space:	Suite 1260 has 2,349± SF: Suite 1250 has 2,632± SF (offices are under the low roof section of the building)
Year Built:	1988
Ceiling Height:	'18
Loading:	Suite 1250: One 12' x 14' grade level drive-in, one dock well; Suite 1260: Three dock doors, one 12' x 8' drive-in door
Parking:	45 Cars
Electric Service:	
Column Spacing:	
Floor Type:	Poured Concrete
Sprinkler:	Wet System
Type of Lease:	NNN
Net Charges: (2024 Est./PSF)	RE Taxes: \$1.76 Insurance: \$0.77 CAM: <u>\$1.21</u> Total: \$3.74

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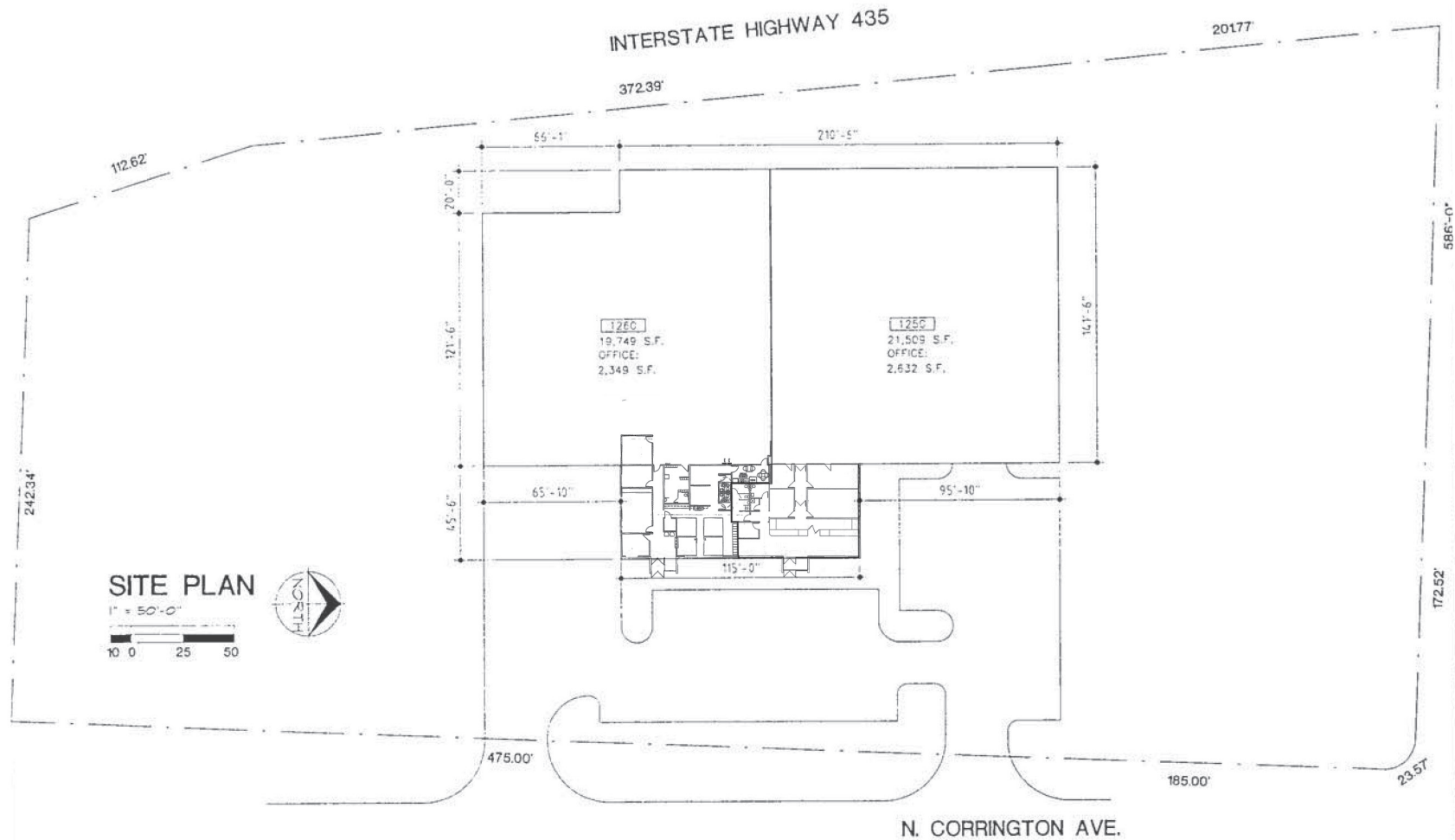


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## Building Floor Plan



4622 Pennsylvania Ave., Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

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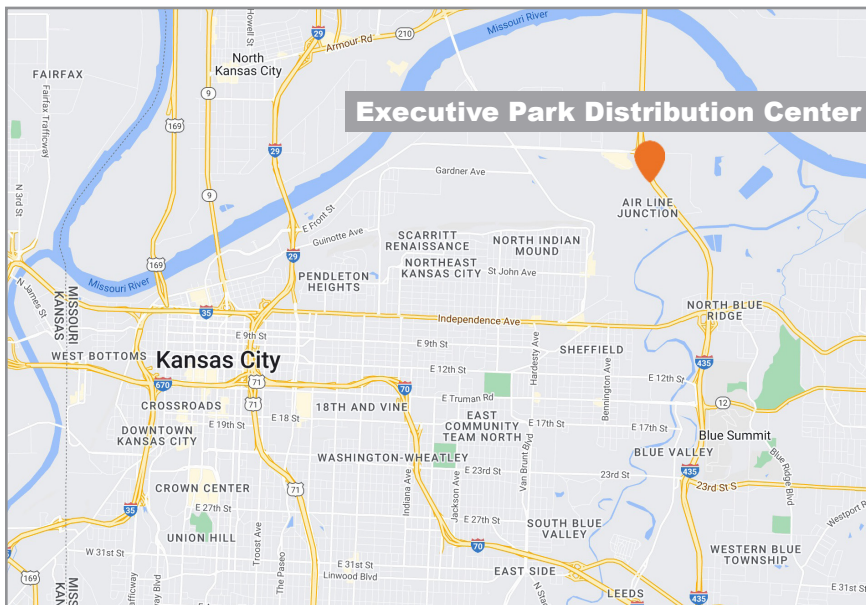
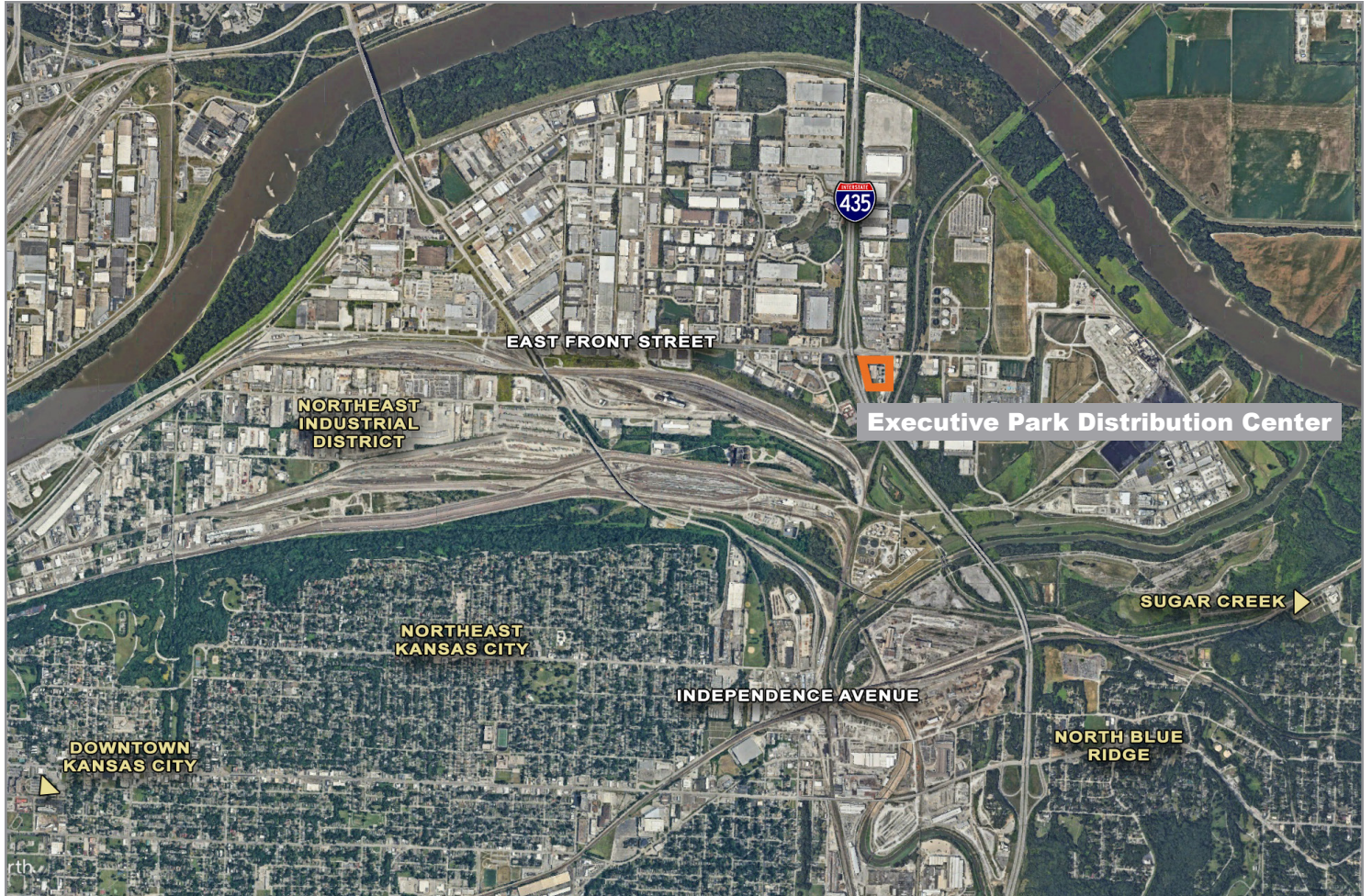




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