



Excellent Site!

- Interstate visibility and immediate access to I-35/I-29
- Separate parking lot for employees
- Dock High Loading
- LED lighting in warehouse

For more information:

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Macon & Bedford Distribution Center

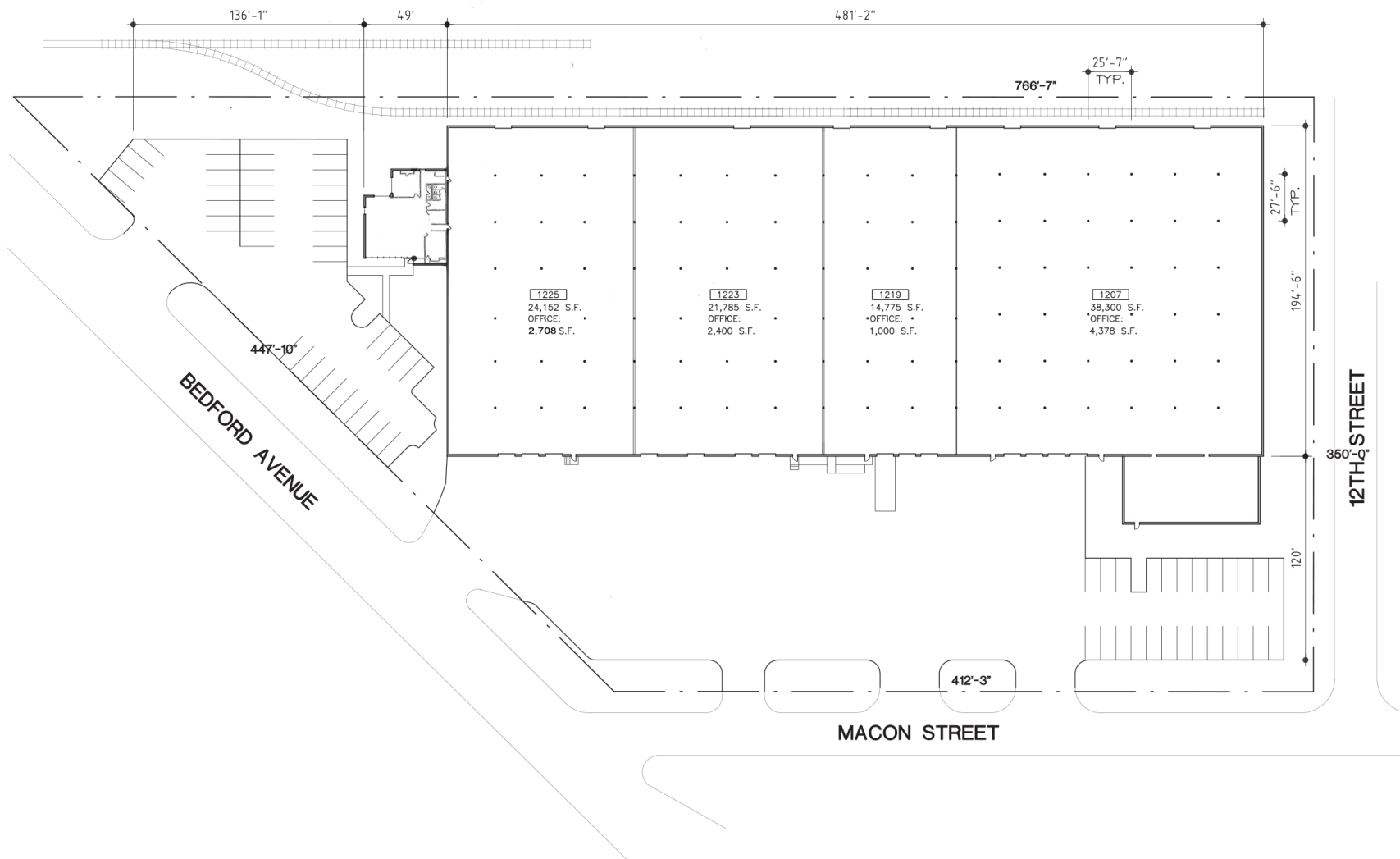
1207 – 1225 Macon Street North Kansas City, MO 64116

Building Specifications

Total Building SF:	99,012 SF
Office Area:	2,708 SF in Unit 1225
Year Built:	1969
Total Land Area:	4.74 Acres
Zoning:	M-1, Light Industrial
Building Construction:	Masonry block with brick veneer and structural steel columns/roof
Roof Type:	EPDM
Clear Height:	18'
Sprinkler:	Wet
Heating:	Overhead gas-fired heating units
Electrical:	400 amp, 240v, 3-ph
Lighting:	LED in warehouse
Column Spacing:	26' x 28'
Floor:	6" reinforced concrete
Loading:	Three Dock-Hi Doors with Pit Levelers in Unit 1225, two are 10' x 8' and one is 10' x 10'
Parking:	2/1,000 SF
Truck Court Depth:	91' - 120'
Lease Type:	NNN
Net Charges: (2024 Est.)	RE Taxes: \$1.02 Insurance: \$0.12 <u>CAM: \$0.61</u> Total: \$1.75

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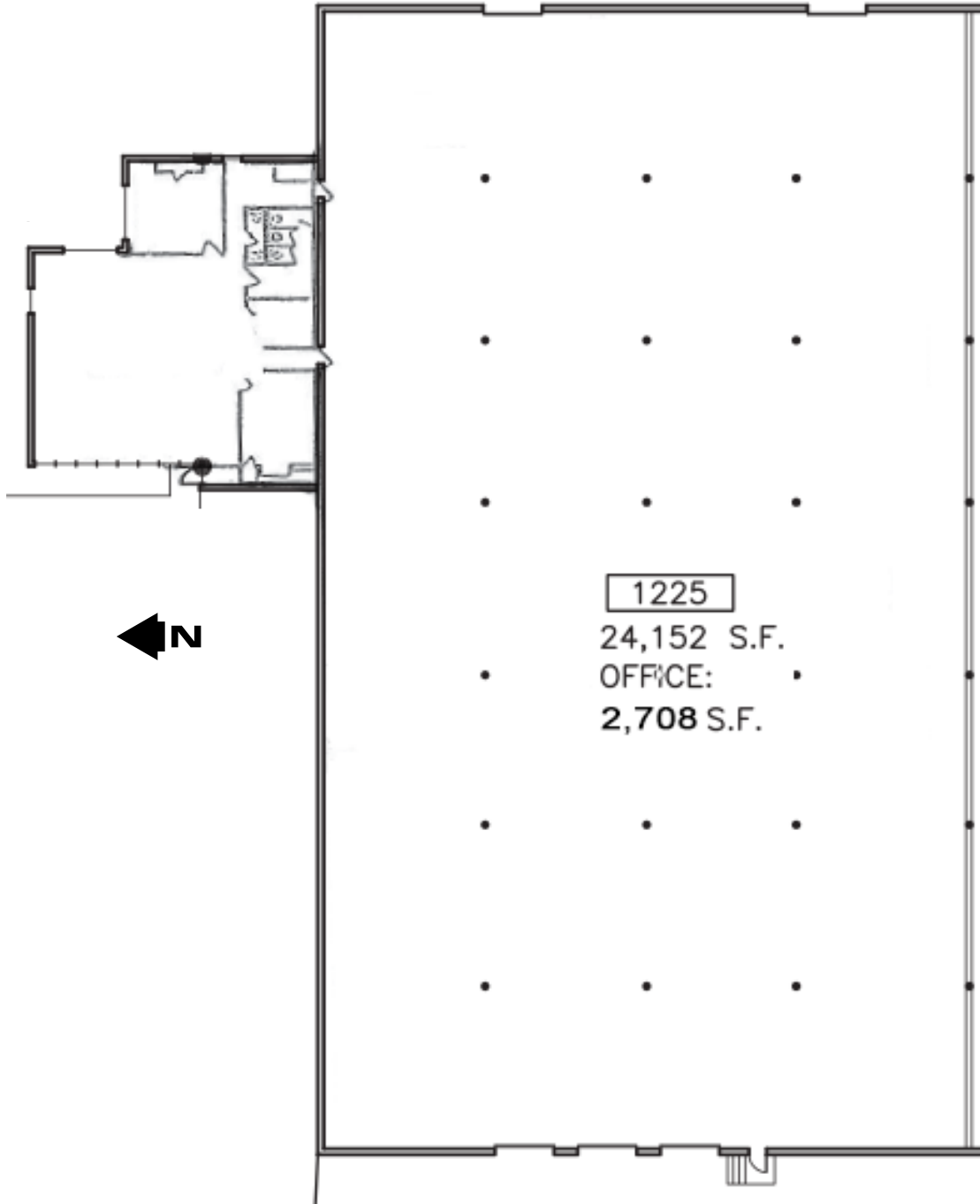
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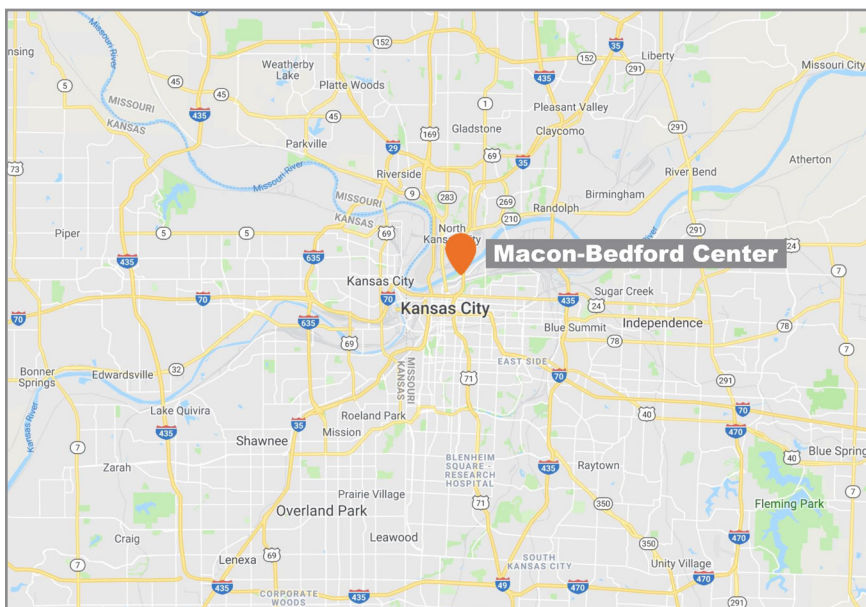
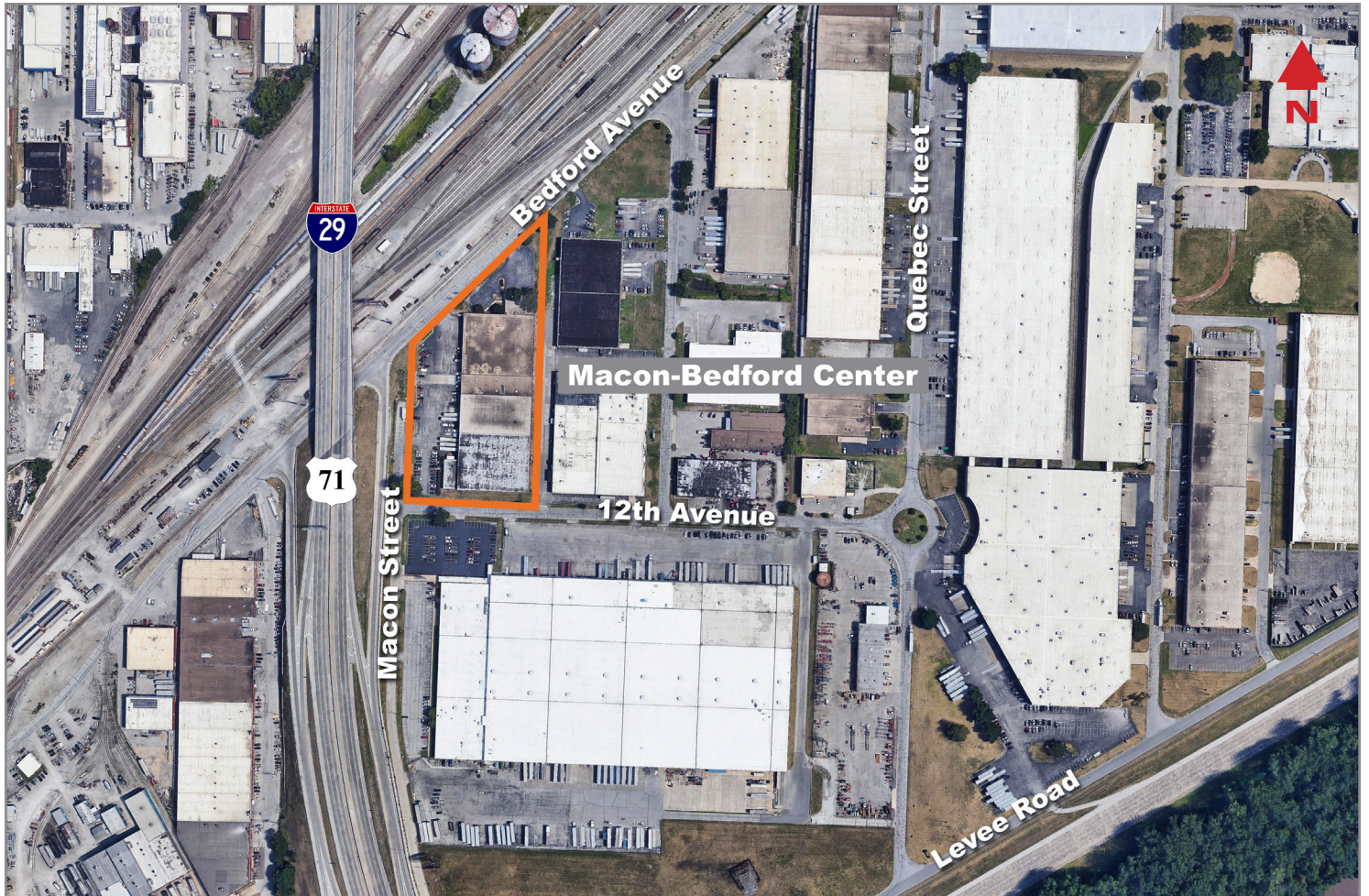
Suite 1225 - 24,152 SF



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For Lease



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