



## Excellent Site!

- 24,152 SF Total
- 2,708 SF Office
- Immediate Interstate Access
- Interstate Visibility - 50,545 Cars Per Day
- Dock-High Loading

## For more information:

Zach Hubbard, SIOR  
816.932.5504  
zhubbard@blockllc.com

Blaise Gunnerson  
816.878.6314  
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# Macon & Bedford Distribution Center

1225 Macon Street, North Kansas City, MO 64116

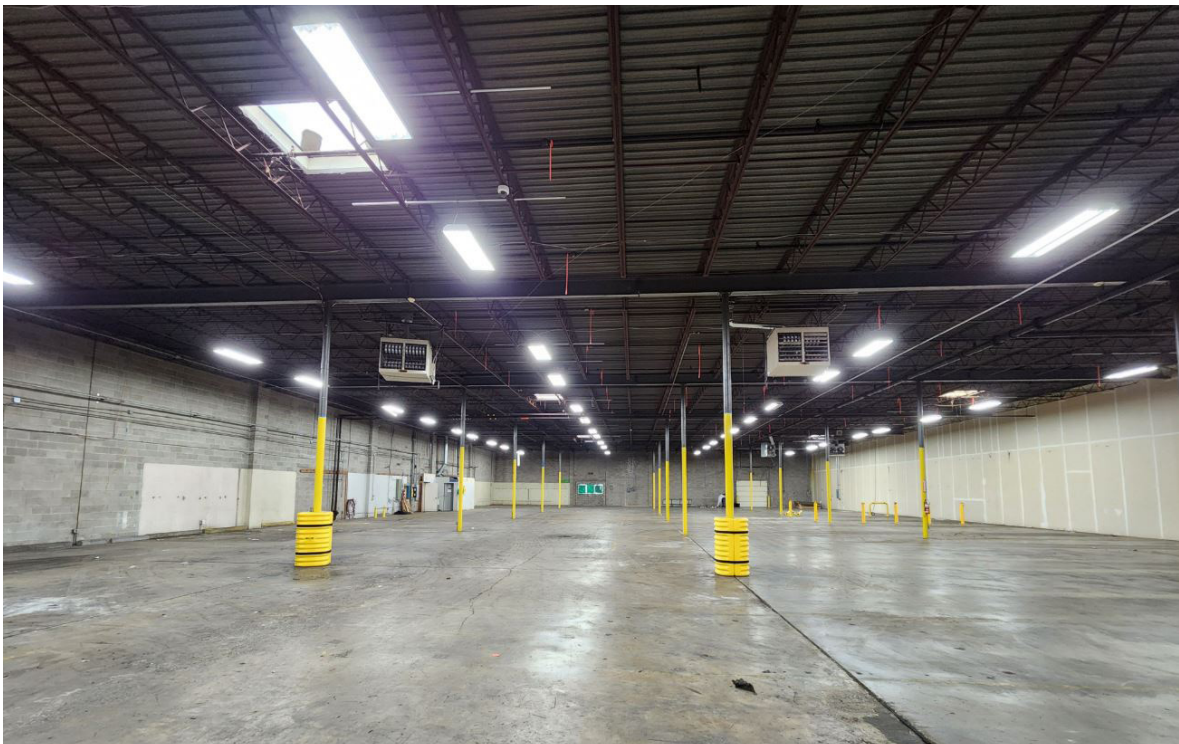
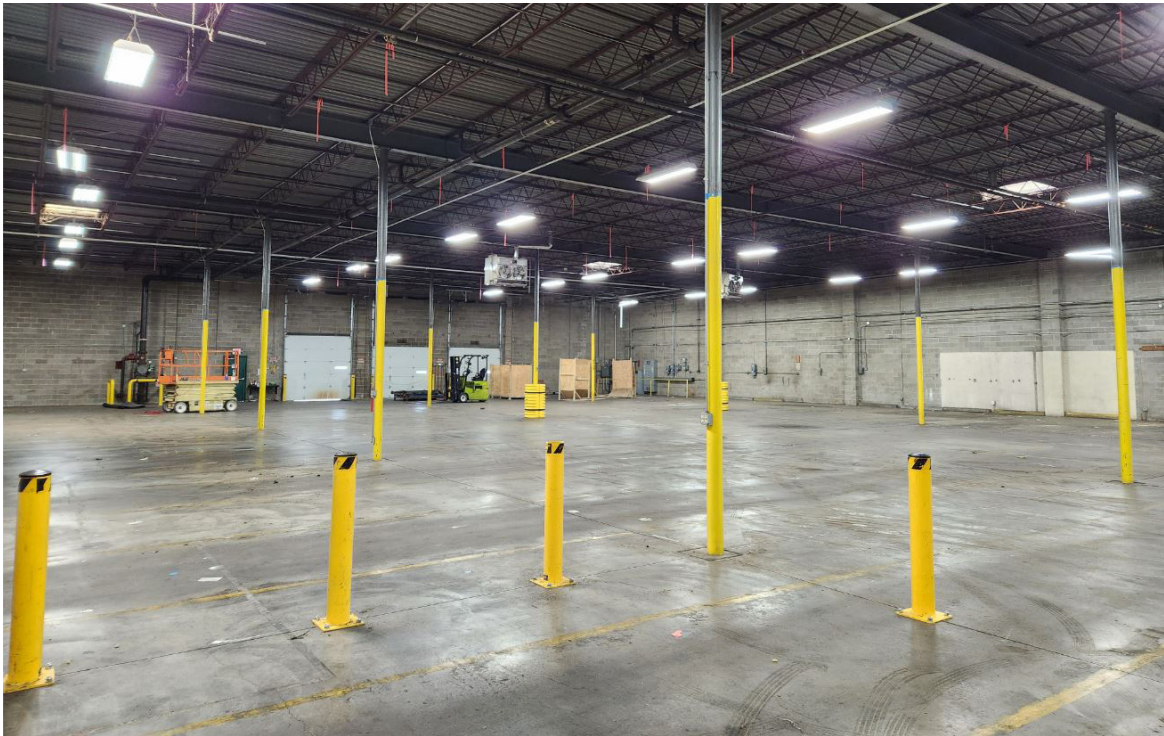
## Building Specifications

Square Feet Available:	24,152 SF
Office Area:	2,708 SF in Unit 1225
Total Building SF:	99,012 SF
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
Floor:	6" reinforced concrete
Loading:	3 Dock-High Doors
Parking:	2/1,000 SF
Truck Court Depth:	91' - 120'
Lease Type:	NNN
Net Charges: (2025 Est.)	RE Taxes: \$1.31 Insurance: \$0.18 <u>CAM: \$1.39</u> Total: \$2.88

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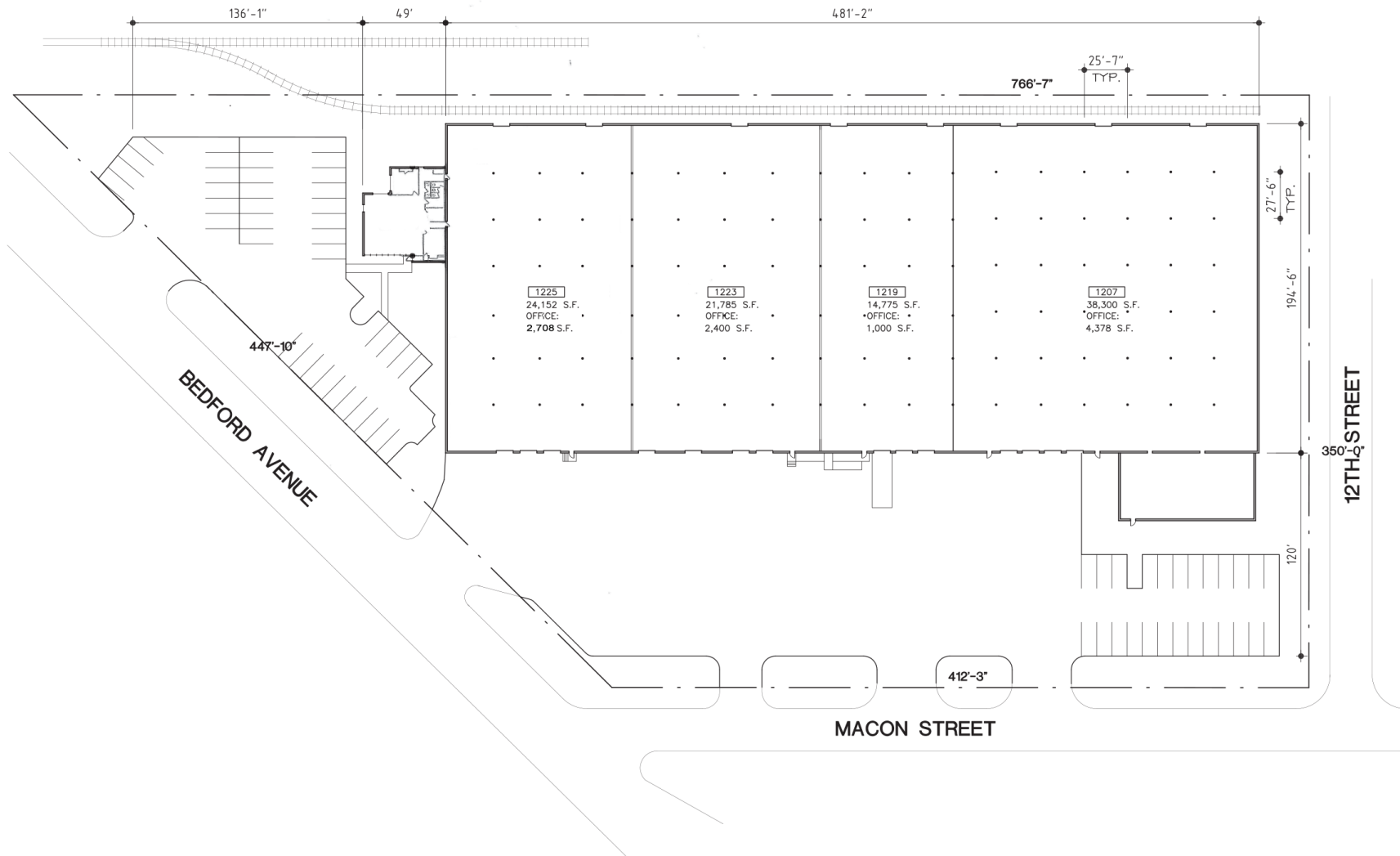
1225 Macon Street, North Kansas City, MO 64116

## Property Photos



# Macon & Bedford Distribution Center

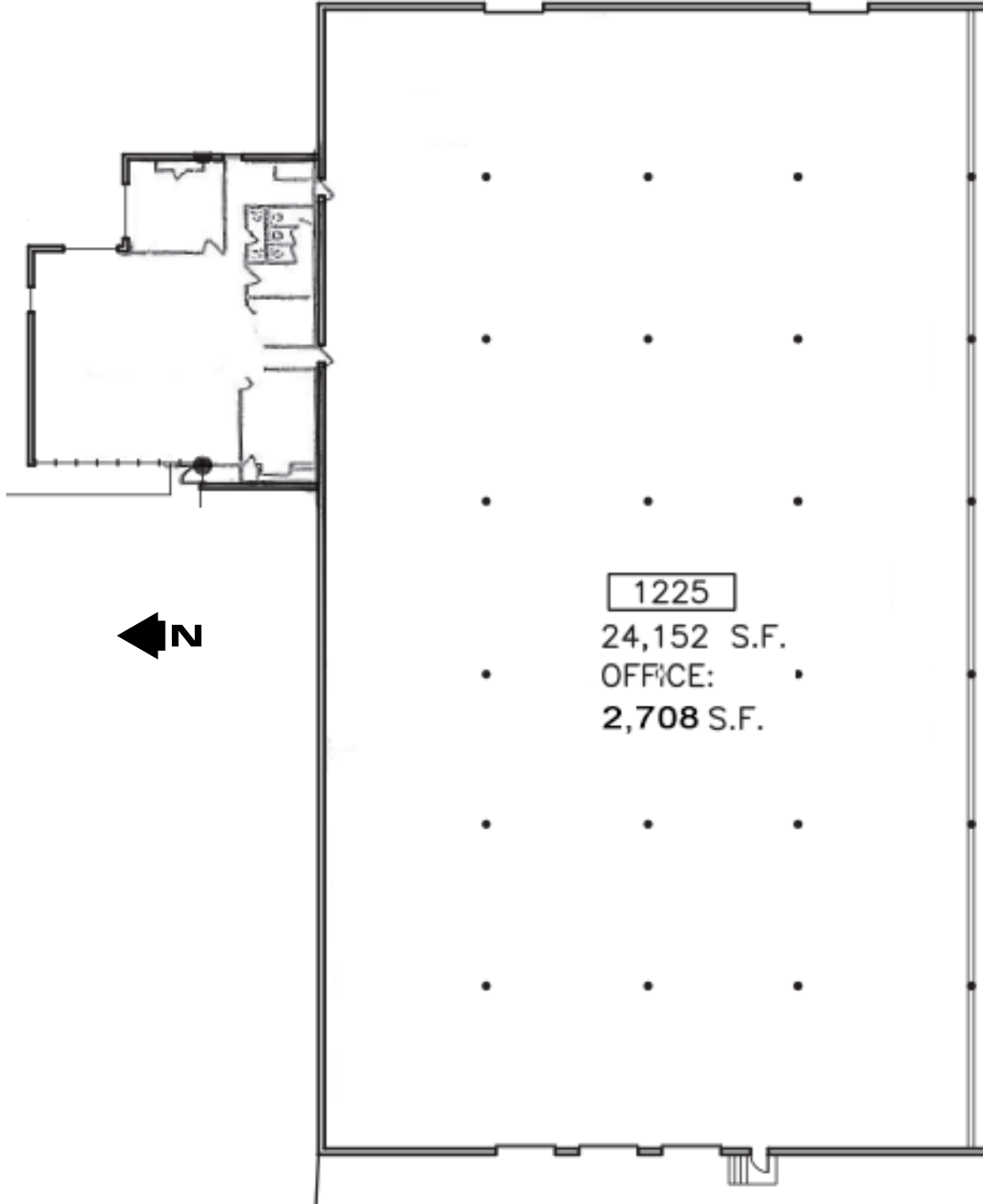
1225 Macon Street, North Kansas City, MO 64116



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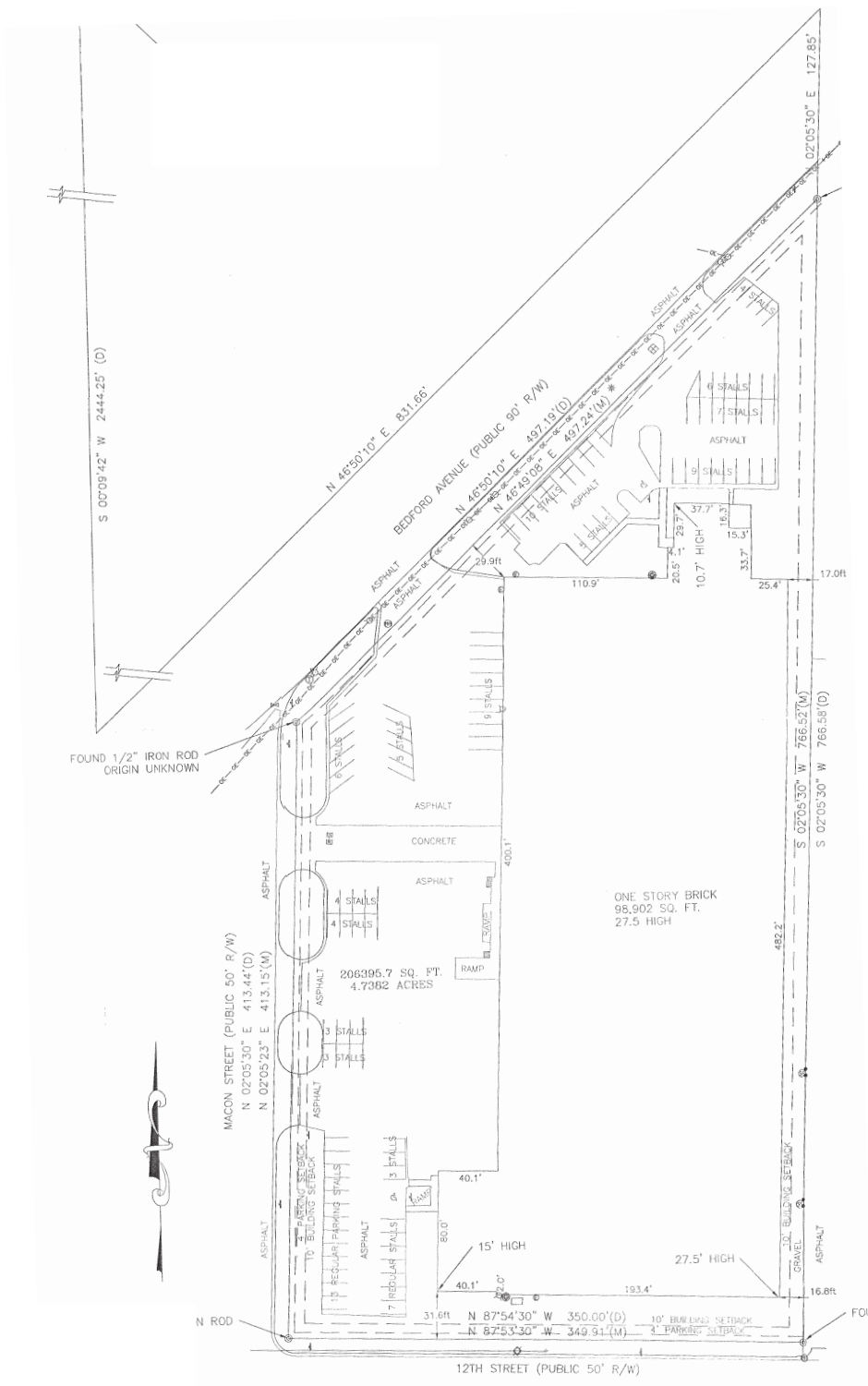
Suite 1225 - 24,152 SF



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## Land Survey

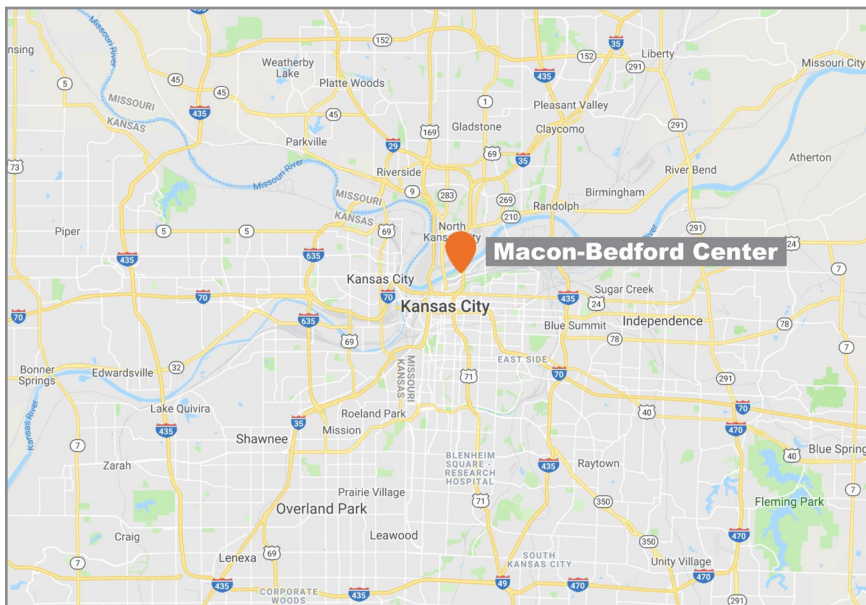
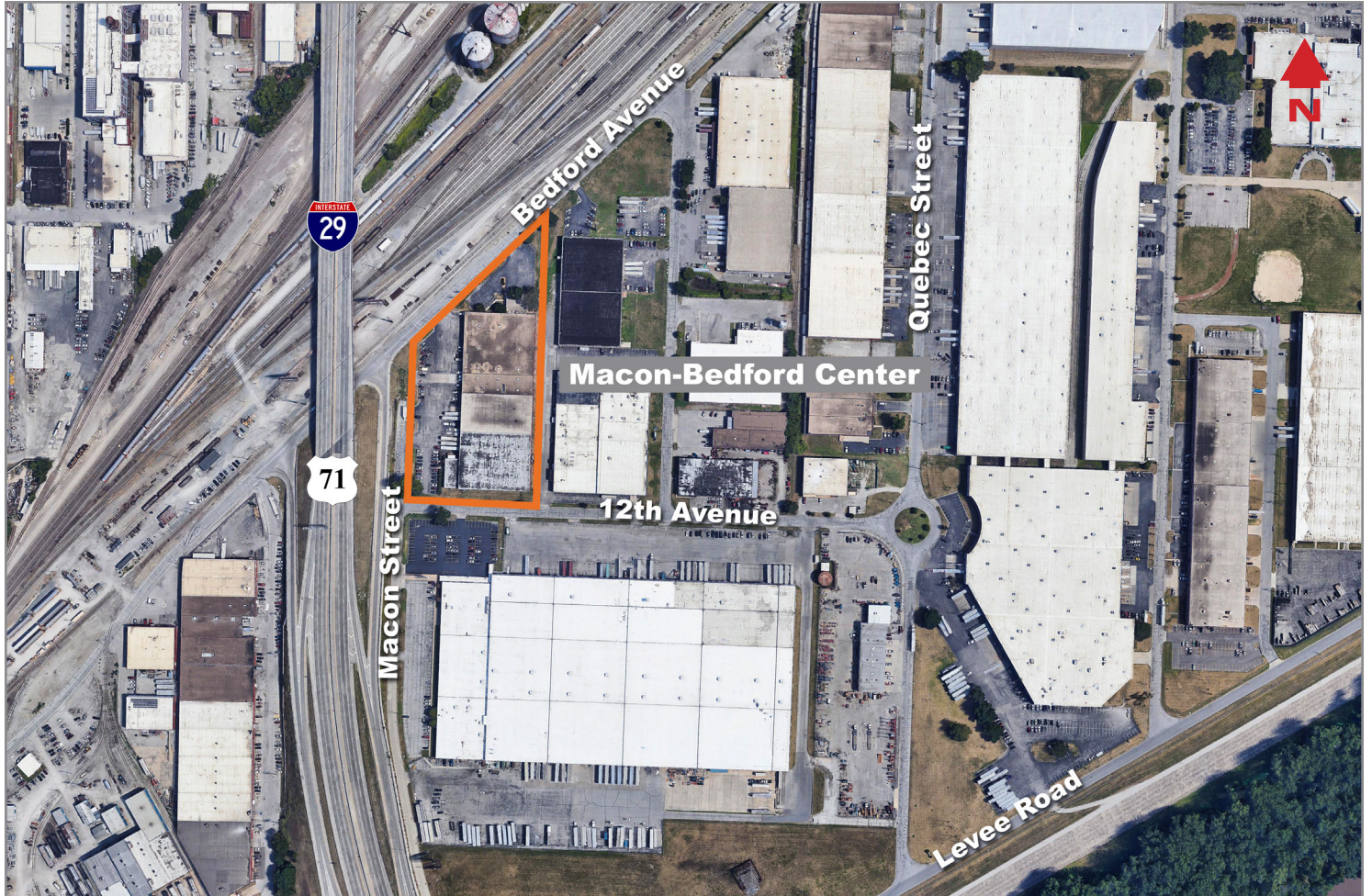


VISION DATES 1

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# For Lease



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