

Macon & Bedford Distribution Center

1225 Macon Street, North Kansas City, MO 64116

For Lease



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:

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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'

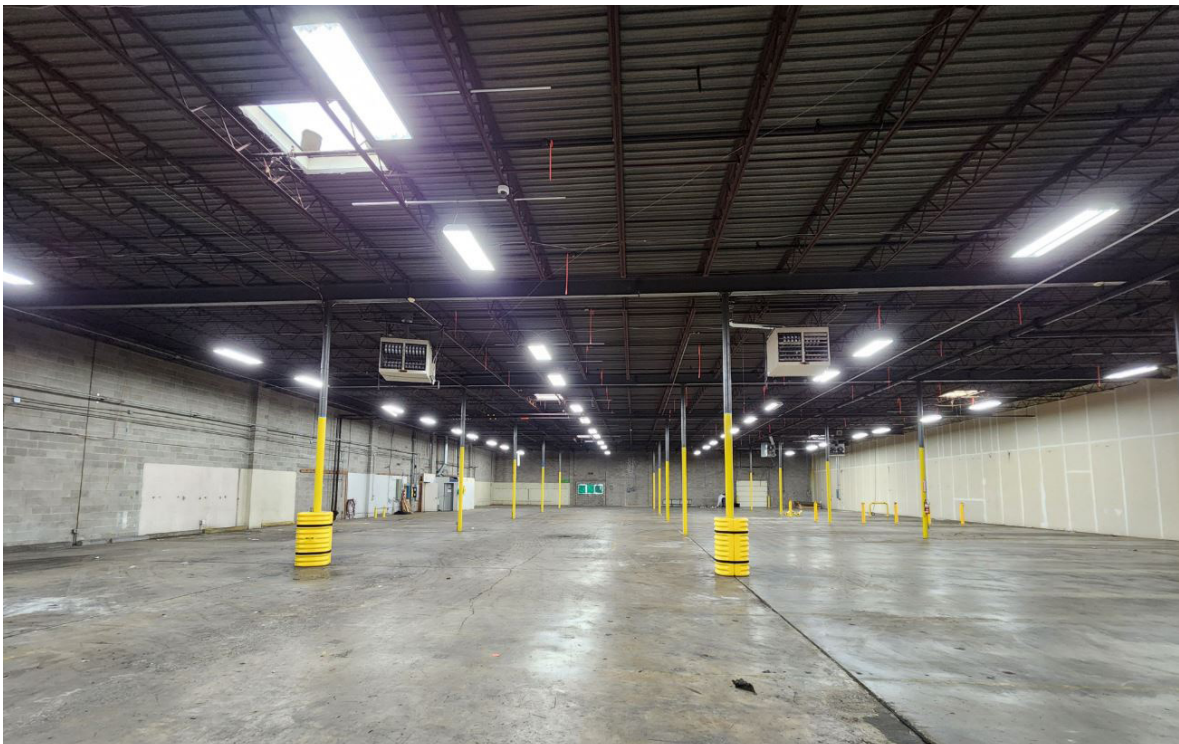
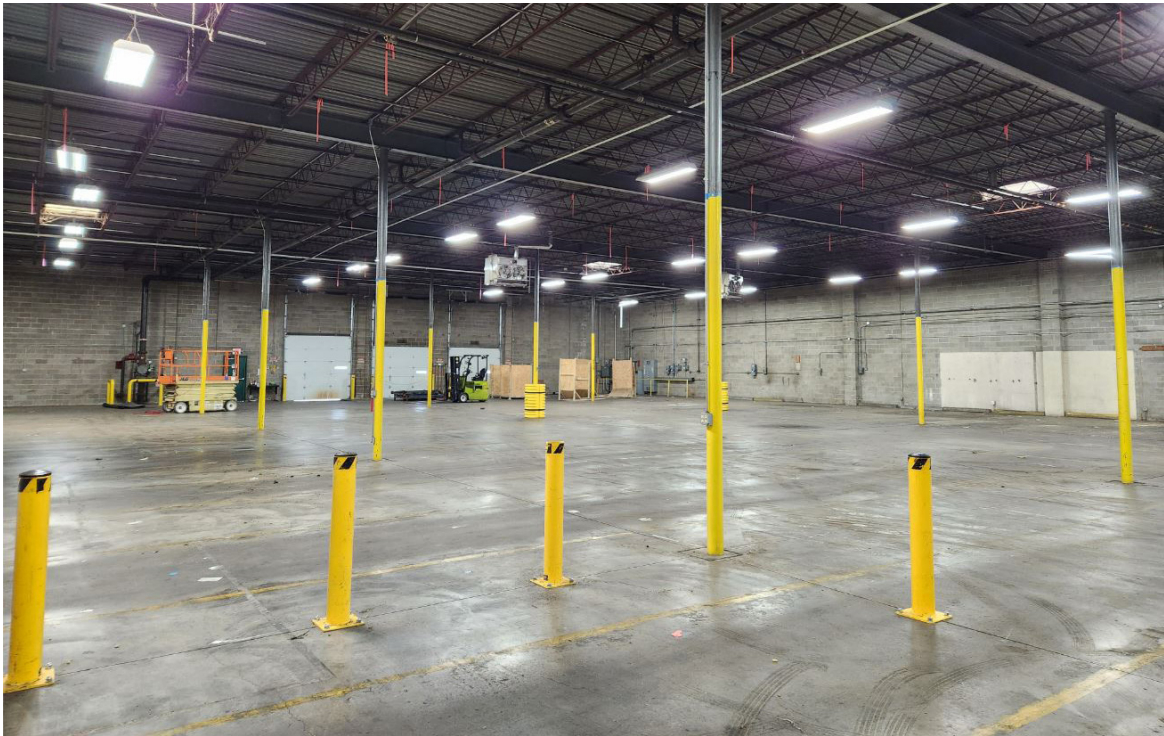
Lease Type: NNN

Net Charges: (2026 Est.)	RE Taxes:	\$1.31
	Insurance:	\$0.14
	CAM:	<u>\$1.61</u>
	Total:	\$3.06

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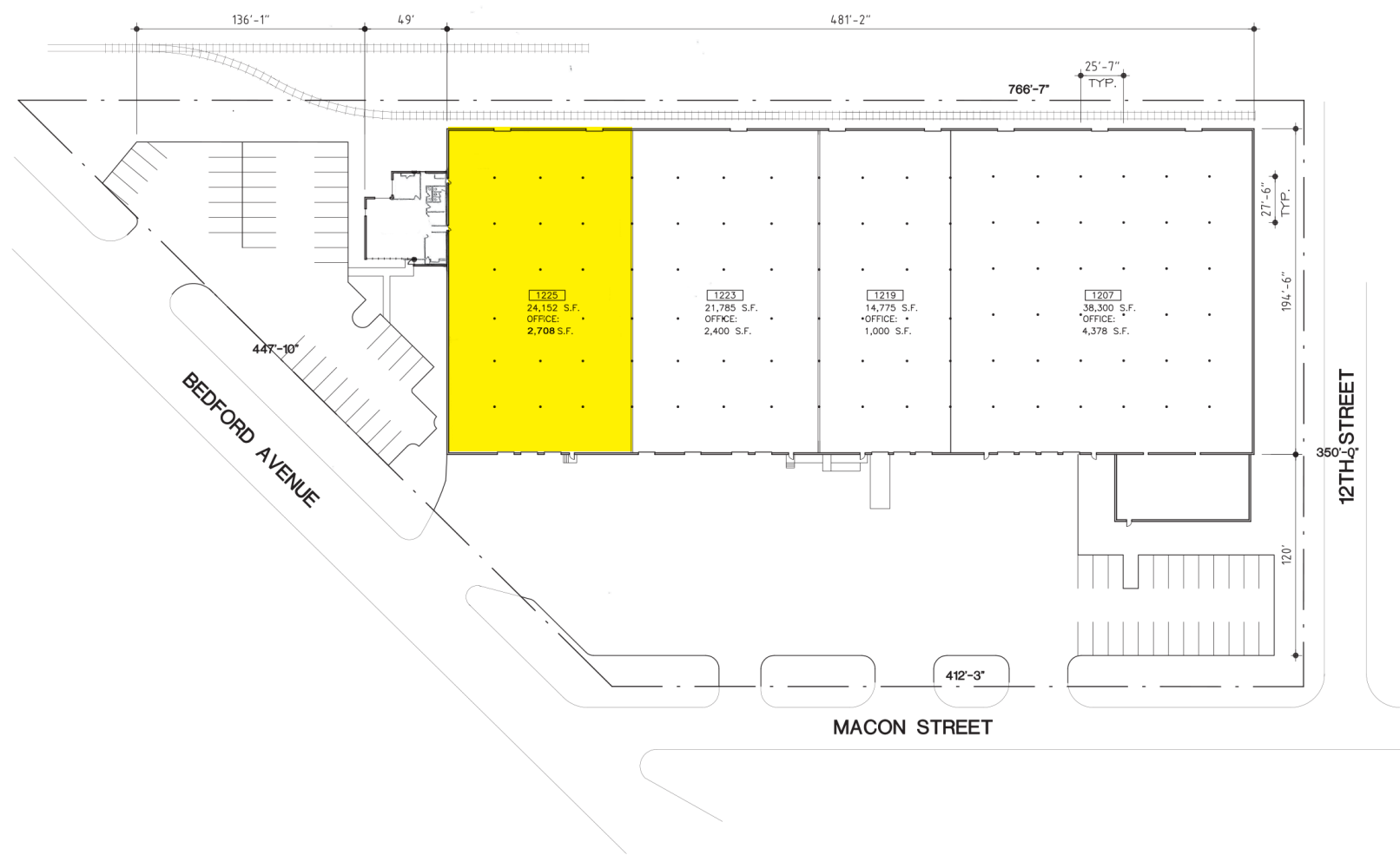
Property Photos



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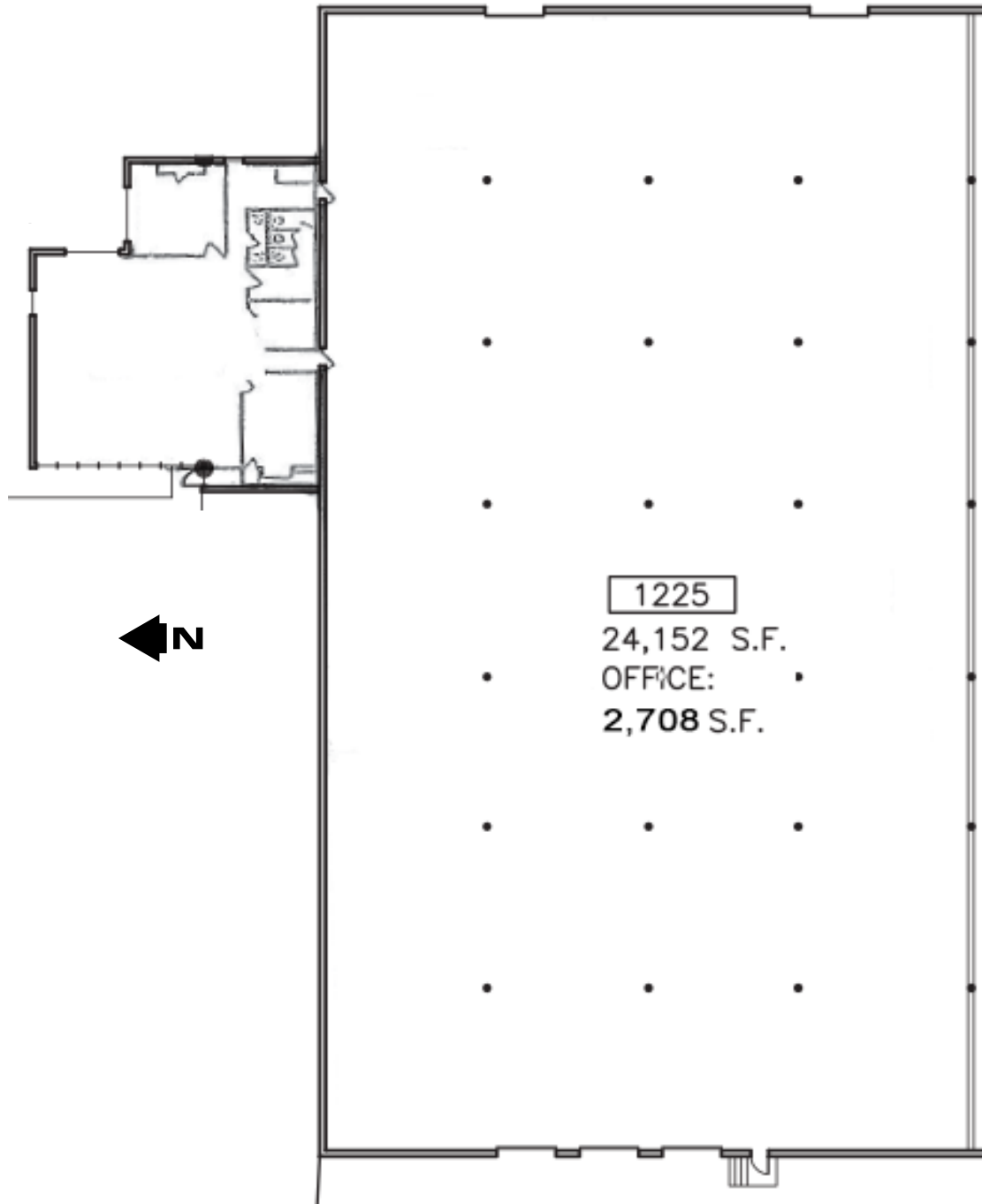
Site Plan



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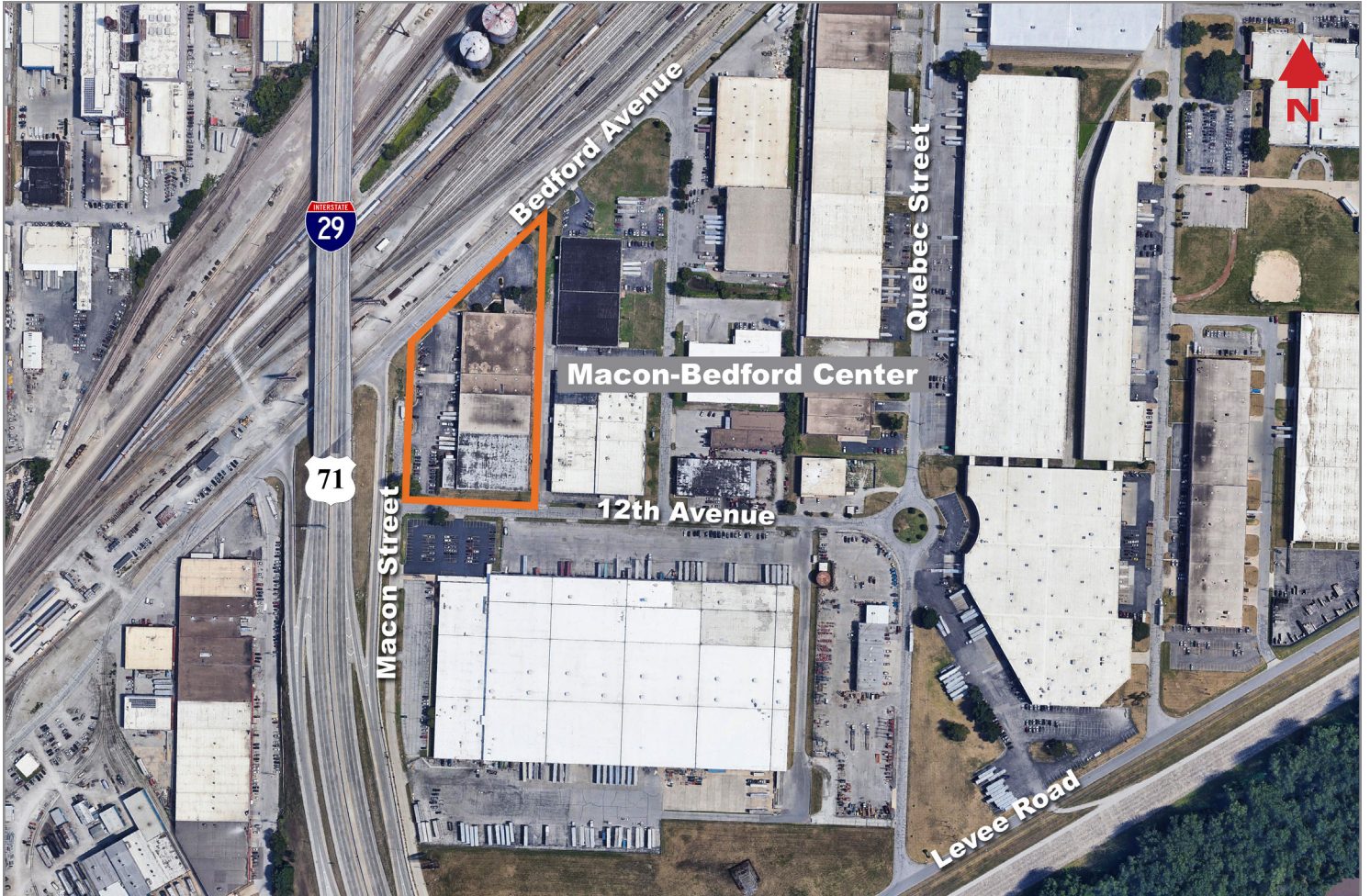
Floor Plan - Suite 1225



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