

# Paseo Industrial Park

Located at 1600-1840 Vernon Street, 1925 Bedford Avenue

# For Lease



## Excellent Location in Business Friendly, North Kansas City

- 22' Clear With Wet Sprinkler System
- Dock and Drive-In Loading
- 10 Minutes to Downtown
- Outside Storage/Trailer Parking Available
- 192,390 SF Multi-Tenant Building

For more information:

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REAL ESTATE SERVICES, LLC

## Building Specification

Building SF:	192,390 Square Feet
Bay Size:	Typical bays are 6,665 square feet, measuring 215' x 31'. Recessed dock bays are 5,766 square feet, measuring 186' x 31'.
Land Area:	10 +/- acres can use for outside storage/trailer parking at SWC of Bedford and Vernon
Built:	Renovated in 2007
Ceiling Height:	22' Clear – (21'9" Minimum Clearance at East Edge (Docks) to 23' Minimum at West Edge)
Sprinkler:	Wet system, with fire pump
Building Loading:	27 Docks as follows: 18 recessed 10'x10' - 9 with 25,000 lb pit levelers; 3 existing 10'x10' - 1 with 25,000 lb pit leveler; 6 existing 8'x10' - 3 with 25,000 lb pit leveler; (see plan detail on loading)
Electrical:	3 Phase, 600 Amps (120/208 V) Services (multiple)
Rail Service:	BNSF - KAW Valley Railroad does switching (not currently active)
Rail Doors:	14 -10'x10' and 1-12' x 14'
Construction:	Brick and Block
Parking:	200+, with additional land to the north for more parking and truck/trailer parking.
Column Spacing:	31' by 31'
Truck Court:	All original docks are 63' from edge of dock to street curb Line. Recessed docks are 93' from edge of dock to the street curb line.
Lighting:	LED augmented by clerestory windows on the east and west elevations
Skylights/ Windows:	Clerestory windows for natural light along east and west upper walls in south end. Skylights also provide natural light in both north and south ends.
Fiber Optic Provider:	liNKCity, <a href="http://www.linkcity.org">www.linkcity.org</a> /Google Fiber

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## Specifications Continued

Net Charges (2026 Estimates):	CAM: \$0.75 INS: \$0.41 <u>RE TAXES:</u> <u>\$0.97</u> Total: \$2.13
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\*Note: Lease is Modified Gross Industrial with a Base Year for real estate taxes and insurance and tenant paying prorate CAM.

Electrical: 1200 Amps, 480-Volt with subpanels

Warehouse Heat/Ventilation: Forced air gas unit heaters. Air flow is augmented by rear (west side) wall ventilation fans and ceiling fans for air movement. Rail doors on rear allow for cross-ventilation in Summer

Lighting: LED lighting augmented by skylights

Office Space: Per floor plan on page 5, Unit #1925 Bedford has 5,600± SF of offices with an additional 2,800± SF offices/restroom on mezzanine, and 2,800± additional mezzanine storage. The space on the mezzanine is "rent free." Unit #1806 Vernon has 2,852± SF office while unit #1600 Vernon has 4,328± SF of office.

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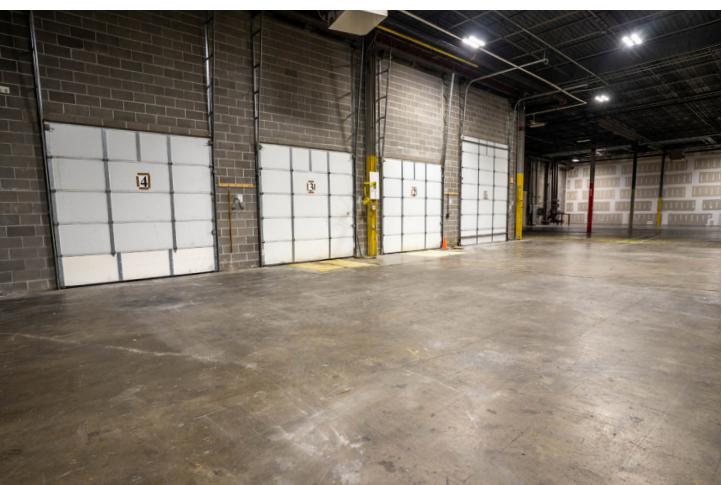
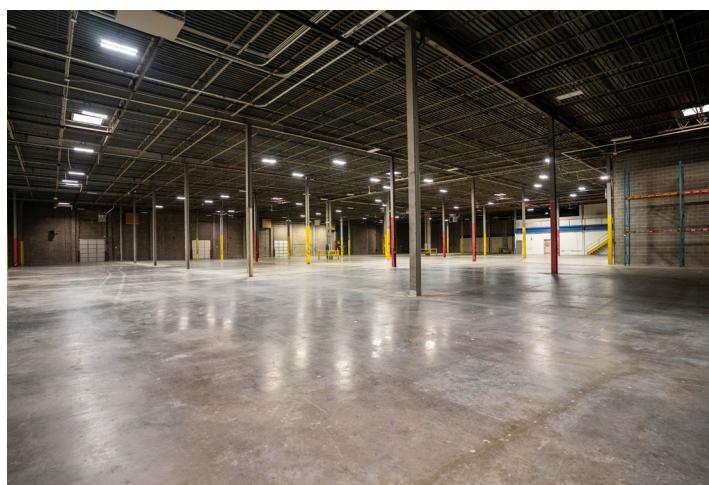
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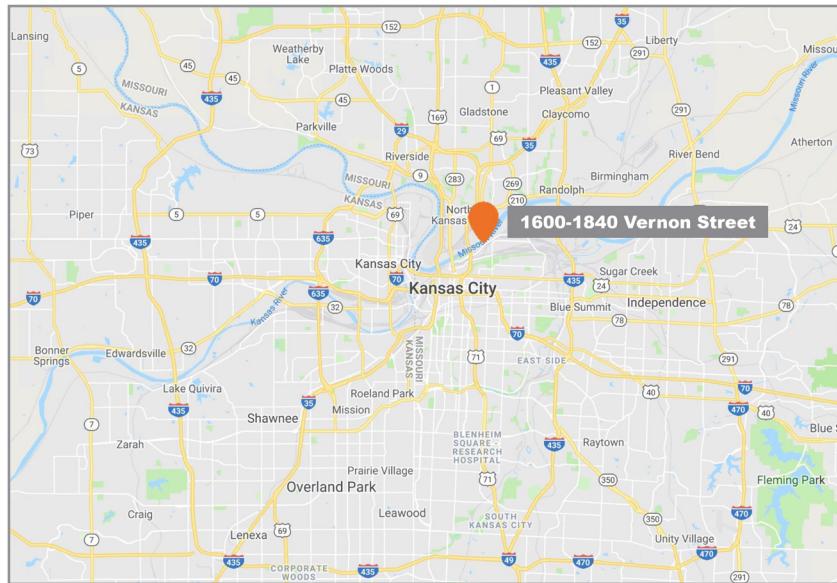
## Property Photos



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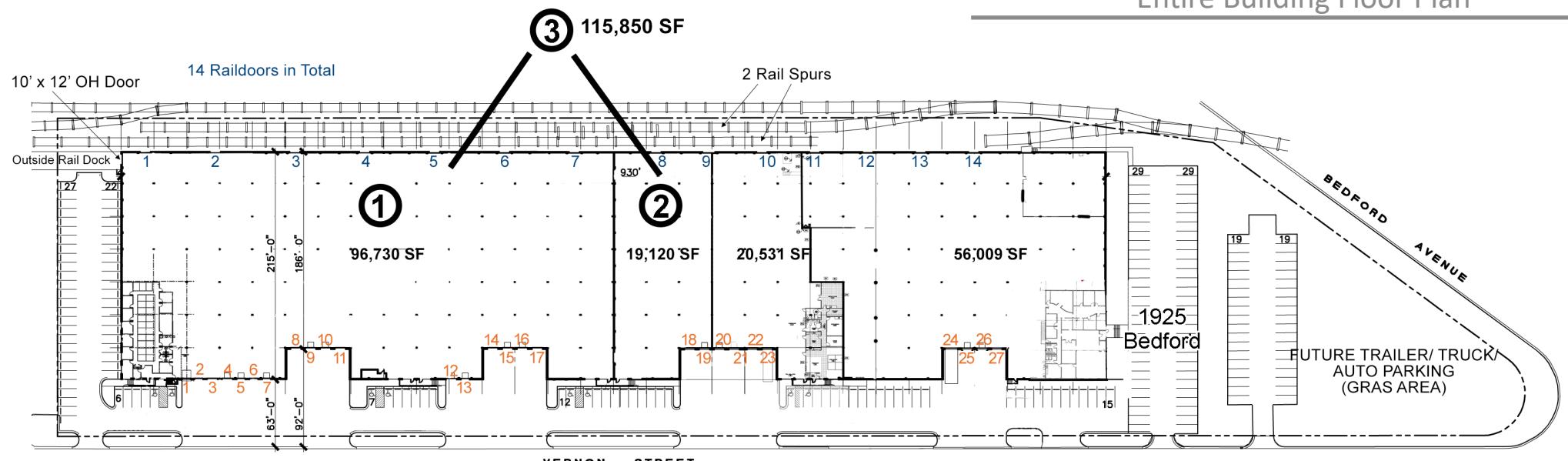
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Entire Building Floor Plan



1600  
Vernon

1610  
Vernon

1700  
Vernon

1702  
Vernon

1750  
Vernon

1756  
Vernon

1800  
Vernon

1806  
Vernon

1840  
Vernon

**1600-1756 Vernon**  
Total: 115,850 SF  
Office: 4,328 SF

**1806 Vernon**  
Total: 20,531 SF  
Office: 2,852 SF

**1840 Vernon, 1925 Bedford**  
Total: 56,009 SF  
Office: 5,600 SF

**Combined SF: 192,390**

#### Docks North to South

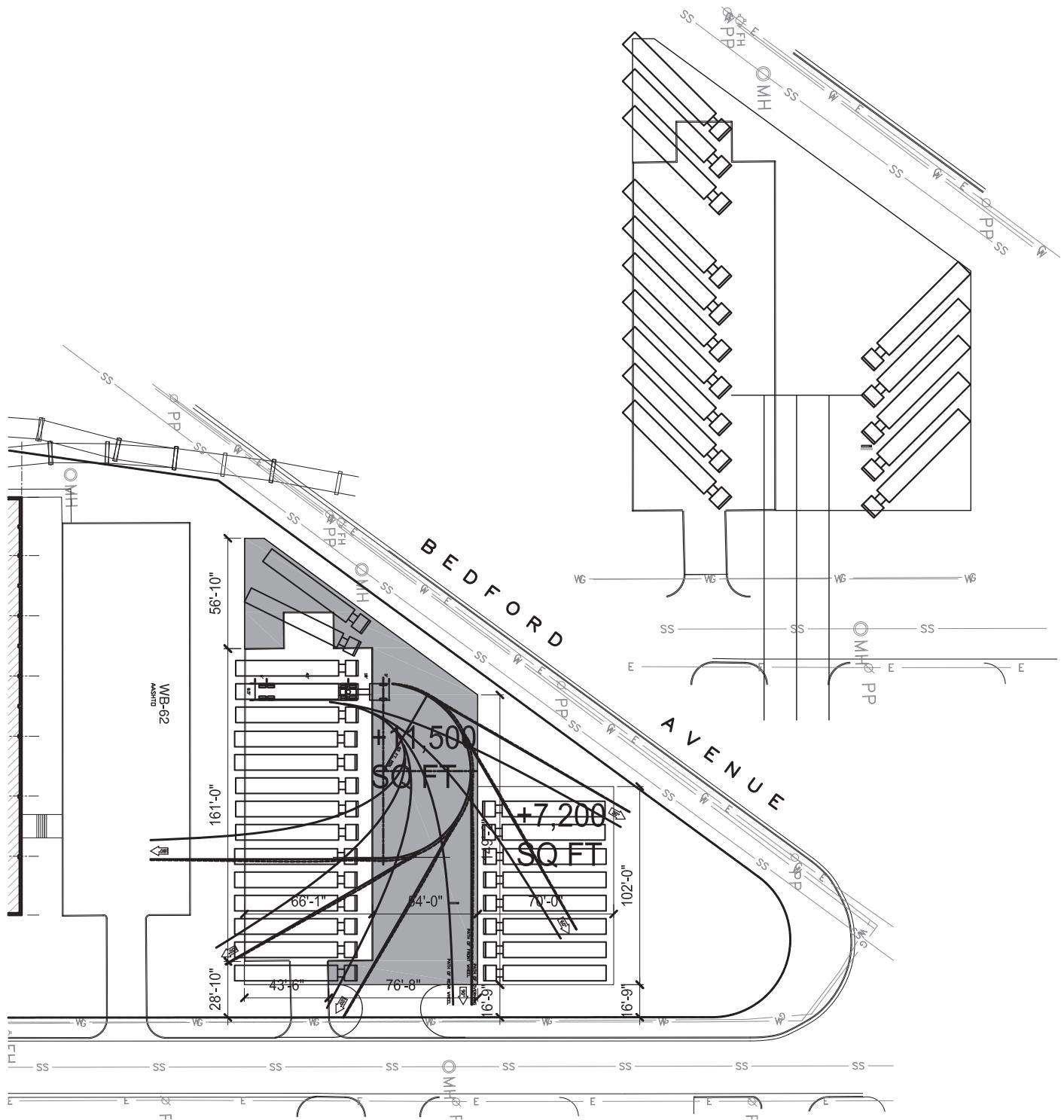
1: 8' x 10' bumpers	6: 8' x 10' pit leveler	11: 10' x 10' bumpers	16: 10' x 10'	20: 10' x 10' with pit leveler with seal	24: 12' x 14' drive-in door with ramp
2: 8' x 10' bumpers	7: 8' x 10'	12: 10' x 10'	17: 10' x 10' bumpers	21: 10' x 10' with pit leveler with seal	25: 10' x 10' with pit leveler with seal
3: 10' x 10' bumpers	8: Recessed 10' x 10' bumpers	13: 8' x 10' pit leveler	18: 10' x 10' bumpers	22: 10' x 10' with seal and bumpers	26: 10' x 10' with pit leveler with seal
4: 10' x 10' bumpers	9: 10' x 10' pit leveler with seal	14: 10' x 10' bumpers	19: 10' x 10'	23: 10' x 12' drive-in door with ramp	27: 10' x 10' with bumpers
5: 8' x 10' Dock leveler	10: 10' x 10' no leveler	15: 10' x 10' no leveler			

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## Proposed Trailer Parking

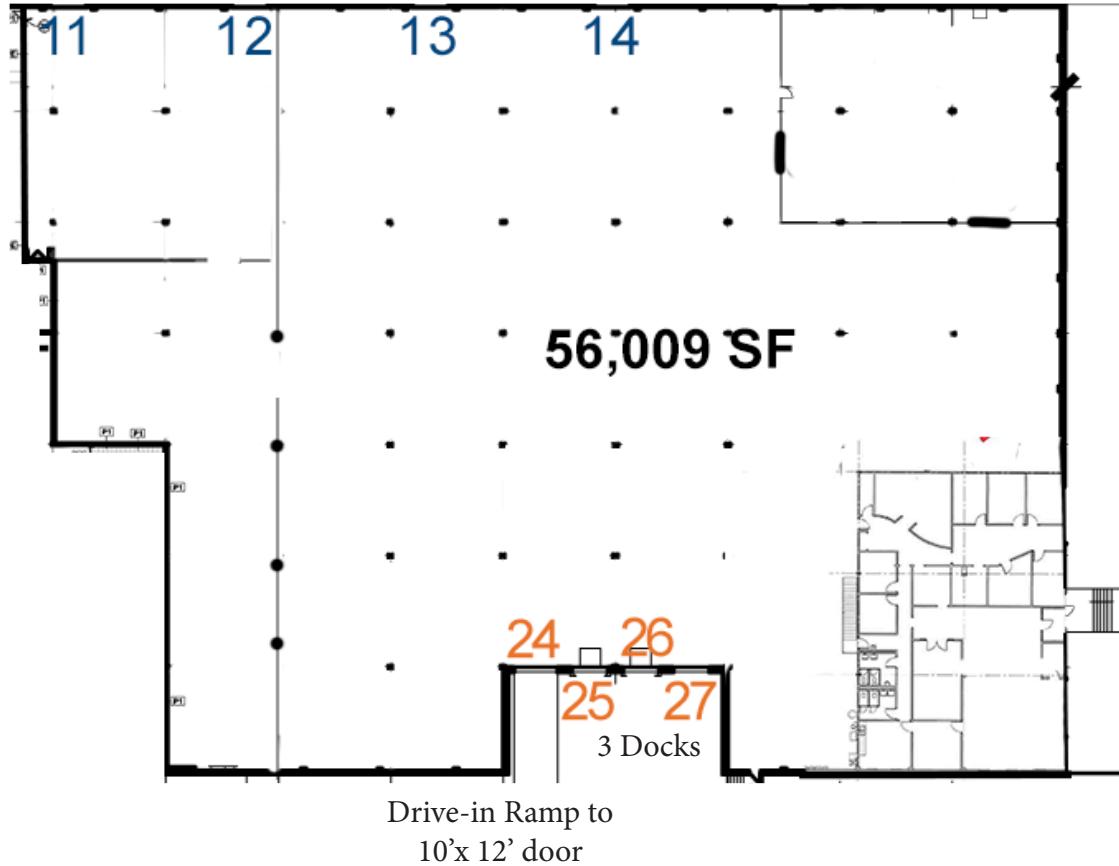


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## 1925 Bedford First Floor Plan

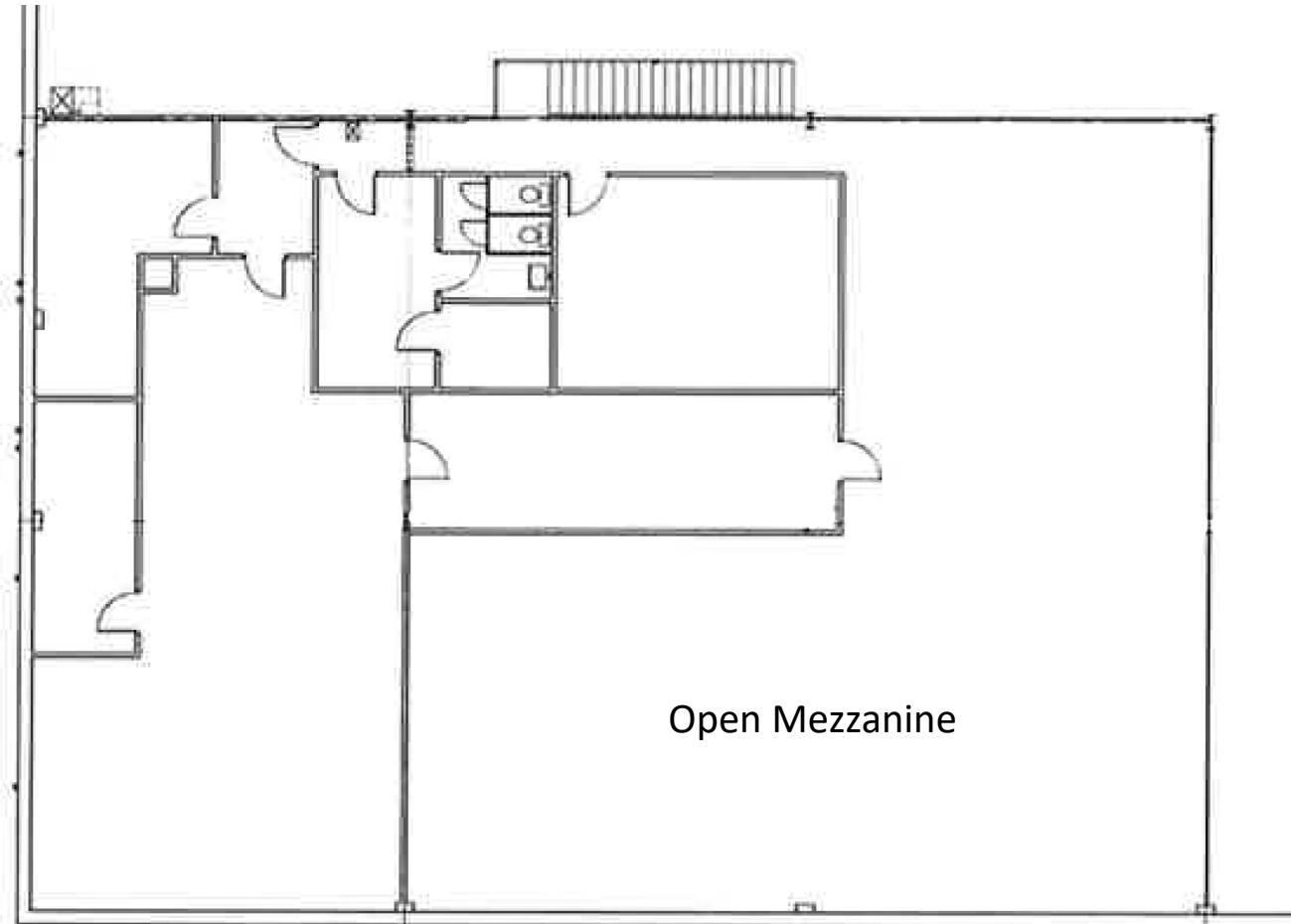


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1925 Bedford Second Floor Plan



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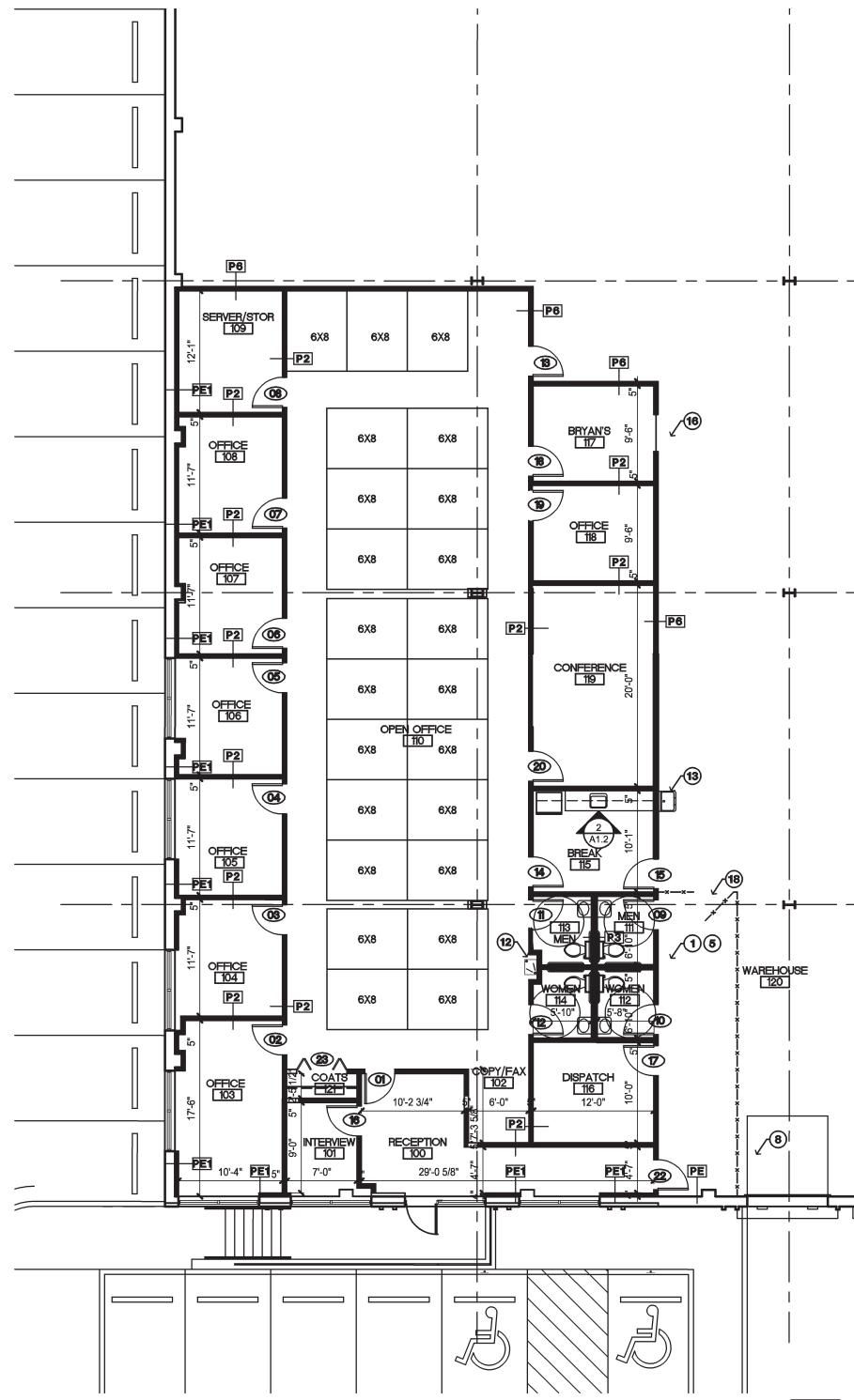
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## Floorplan Office Layout – 1600 Vernon



# Paseo Industrial Park

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## Floorplan Office Layout – 1840 Vernon

