

# 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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## 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)
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:	Celestory 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

## Specifications Continued

Net Charges (2026 Estimates):	CAM:	\$0.75
	INS:	\$0.41
	<u>RE TAXES:</u>	<u>\$0.97</u>
	Total:	\$2.13

\*Note: Lease is Modified Gross Industrial with a Base Year for real estate taxes and insurance and tenant paying prorated CAM.

**Electrical Power:** Address: 1925 Bedford (north end of building)  
Main service: 1200 Amps, 3 phase. 480volt  
Feeds:  
Panel HV-1 (north wall warehouse) 400amps, 480 volt, 3phase, 42 circuits  
Sub-panel (fed from HV-1). 225 amp 120/208volt, 42 circuits (located next to Hv-1)  
Panel HV-2 (column middle of warehouse) 400amp, 480 volt, 3phase, 42circuit  
Sub-panel (fed from HV-2) 225 amp, 120/208 volt, 3phase, 42 circuit panel  
Panel Hv-3(column middle of warehouse, south) 400amp, 480 volt, 3phase,42 circuit panel  
Sub-panel (fed from HV-3) 225 amp panel, 120/208 volt, 3phase, 42 circuit  
Panel HV-4 (N.E. corner of space, wall mounted) 200 amp, 480 volt, 3 phase, 42 circuit panel  
2 Sub-panels fed from HV-4: Panel A, 100amp,3 phase, 120/208 volt Panel B, 60 amp, single phase panel, 120/208, 12 circuit  
  
Address: 1800 (1 meter)  
Panel LP 1-225 amp, 3phase, 120/208 volt, 42 circuit panel  
  
Address: 1840 (1 meter)  
Panel LP2 1-225 amp, 3phase, 120/208volt, 42 circuit panel  
(both panels listed above are located in the 1925 Bedford space but all electrical feed south to 1800)  
  
Address: 1600 Vernon (2-400 amp disconnects, each has its own meter)  
1-400amp 120/208 volt, 3 phase Disconnect that feeds, a panel in space  
1-400 amp 120/208 volt, 3 phase disconnect feeds panel in space  
  
House panel: (has its own meter) located on the SE corner of the building  
100 amp, 3phase, 30 circuit panel.

**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

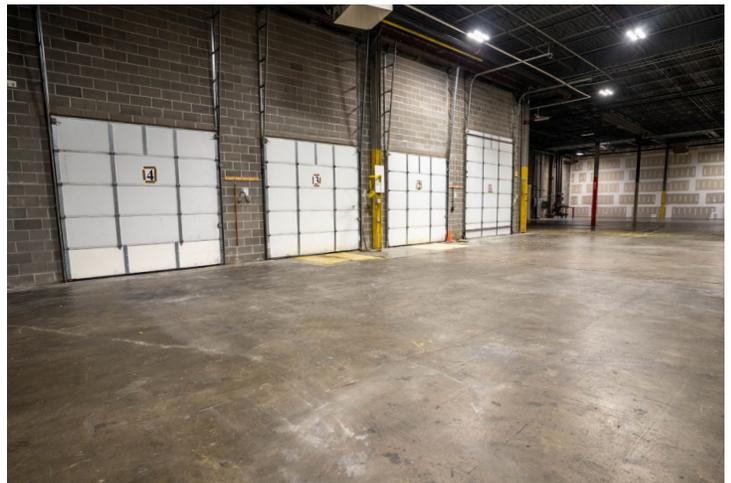
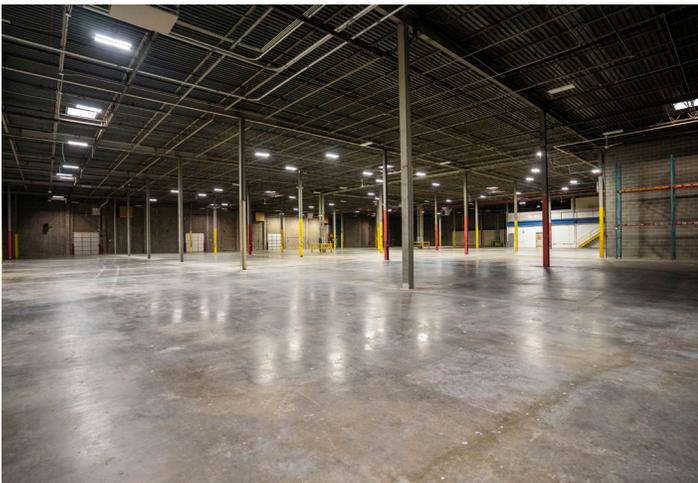
**Office Space:** Per floor plan on page 5, Unit #1925 Bedford has 5,600± SF of offices with an additional 2,800± SF offices/restroom on mezzanine, and 2,800± additional mezzanine storage. The space on the mezzanine is "rent free." Unit #1806 Vernon has 2,852± SF office while unit #1600 Vernon has 4,328±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

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## Property Photos



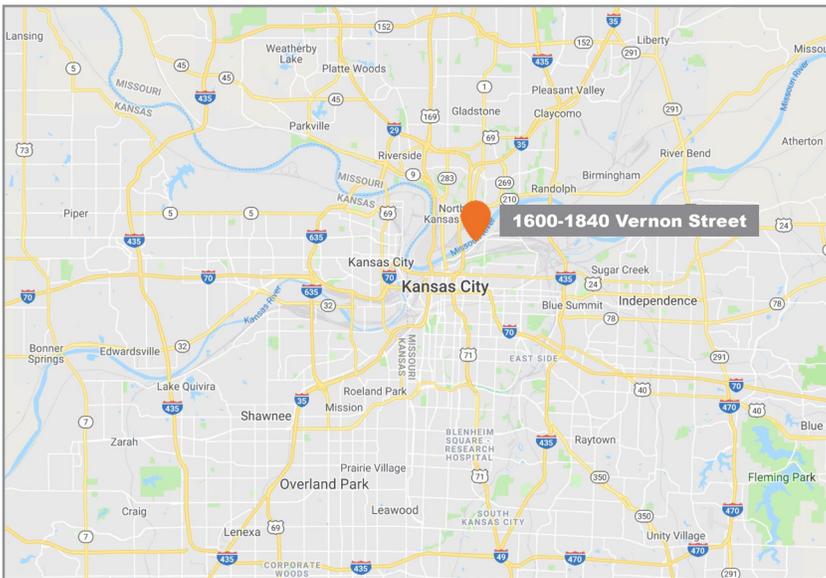
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REAL ESTATE SERVICES, LLC

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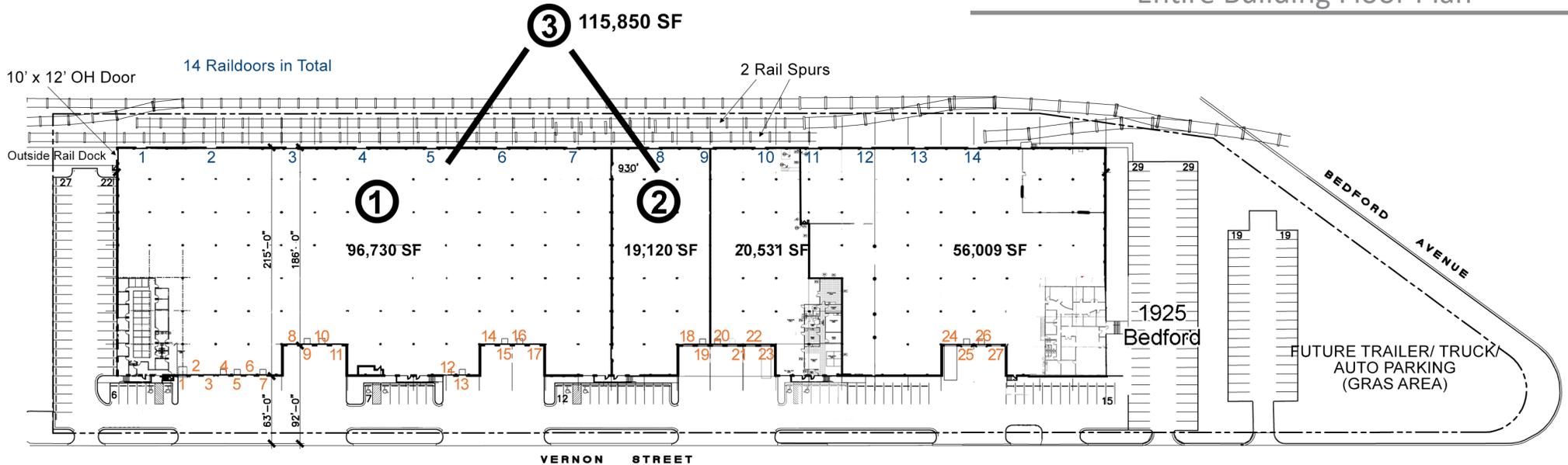
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## Entire Building Floor Plan



1600 1610  
Vernon Vernon

1700 1702  
Vernon Vernon

1750 1756  
Vernon Vernon

1800 1806  
Vernon 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

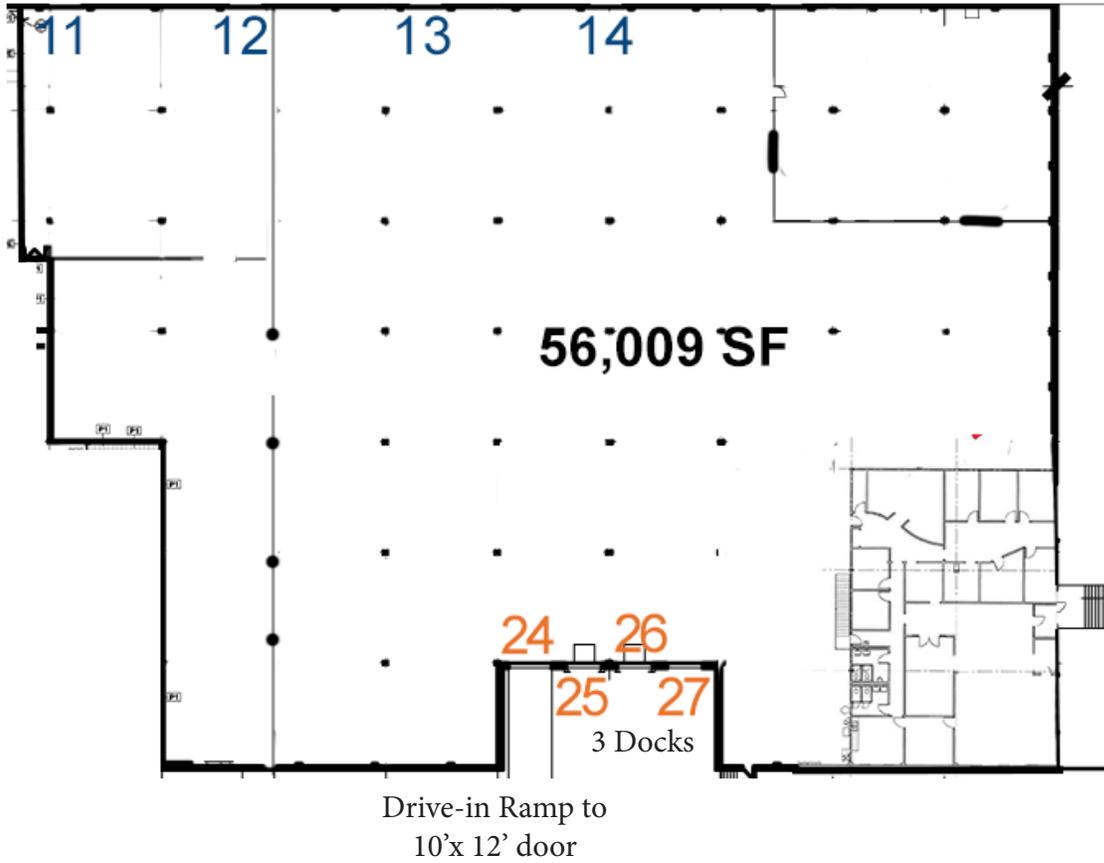
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|--------------------------|------------------------------------|--------------------------|-----------------------|--|--|
| 1: 8' x 10' bumpers      | 6: 8' x 10' pit leveler            | 11: 10' x 10' bumpers    | 16: 10' x 10'         | 20: 10' 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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## 1925 Bedford First Floor Plan

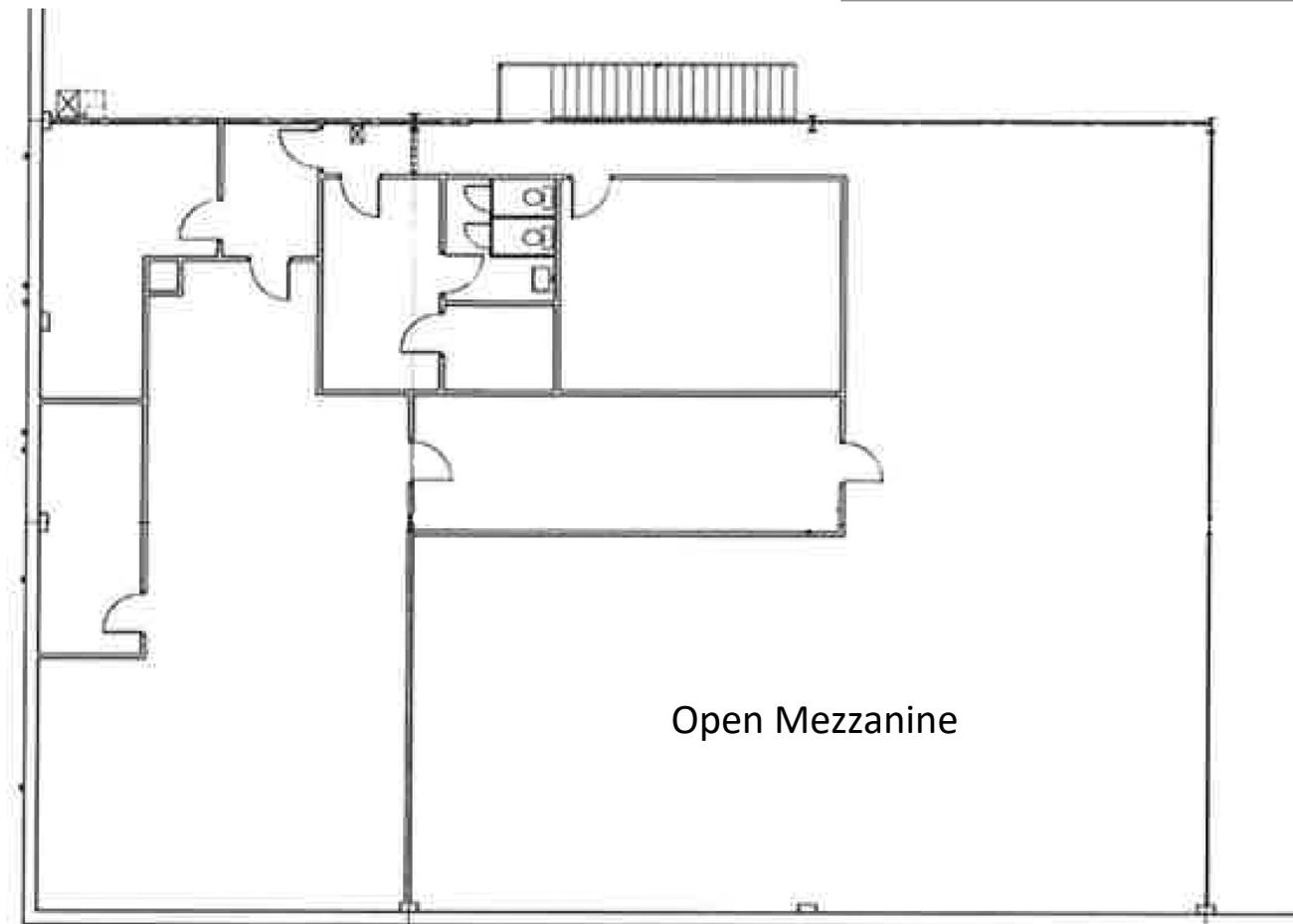


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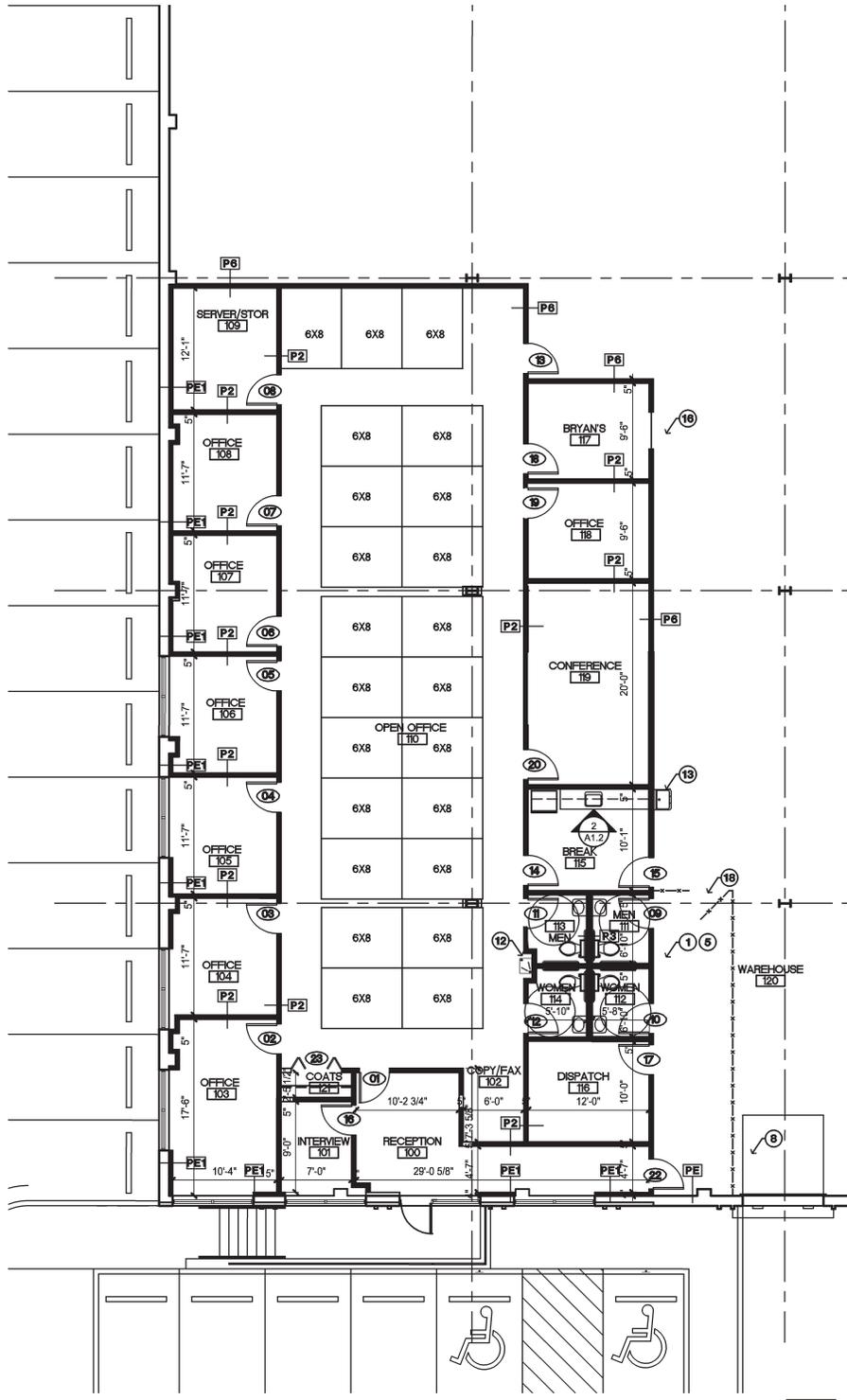
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1925 Bedford Second Floor Plan



## Floorplan Office Layout – 1600 Vernon



## Floorplan Office Layout – 1840 Vernon

