

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
Loading Doors:	27 Total Truck Dock-Hi Doors: 18 have been recessed further back from the street and they measure 10' x 10'. 9 of those have 25,000 lb. pit levelers. 3 of the loading docks that are not recessed are 10' x 10' and 1 has a 25,000-lb pit leveler. 6 other dock doors that are not recessed measure 8' x 10' and 3 of those have a 25,000-lb. pit leveler. (See plan detail on loading)
Rail Service:	BNSF – KAW Valley Railroad does switching but this spur is NOT currently active
Rail Doors:	Along the east elevation there are fourteen 10' x 10' overhead doors along with one 10' x 12' overhead door at the south end of the building that exits onto a concrete platform." Along the west elevation (rear of the building) there are fourteen 10' x 10' rail doors and one 12' x 14' rail door
Construction:	Brick veneer over concrete block on east and north elevation. Where docks have been recessed, it is painted concrete block. The south and west elevations are also painted concrete block
Parking:	200 cars can be striped from south, east, and north elevation including the auxiliary lot on the north end. There is additional land to the north of the auxiliary lot that could be utilized for additional parking/trailer/truck parking/outside storage.
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
Fiber Optic Provider:	liNKCity, www.linkcity.org /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

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

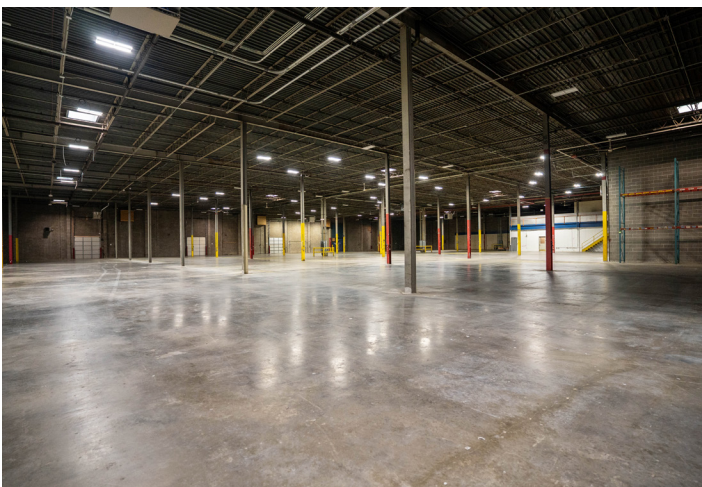
Office Space: Per floor plan on page 6, Unit #1925 Bedford has 5,600± SF of offices with an additional 2,800± SF offices/restroom on mezzanine, and 2,800± additional mezzanine storage. The space on the mezzanine is "rent free." Unit #1806 Vernon has 2,852± SF office while unit #1600 Vernon has 4,328± SF of office.

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Property Photos



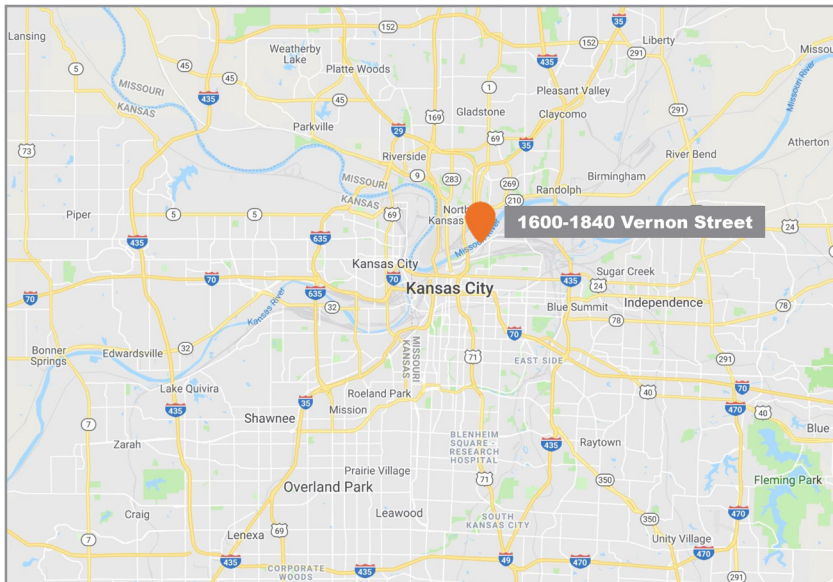
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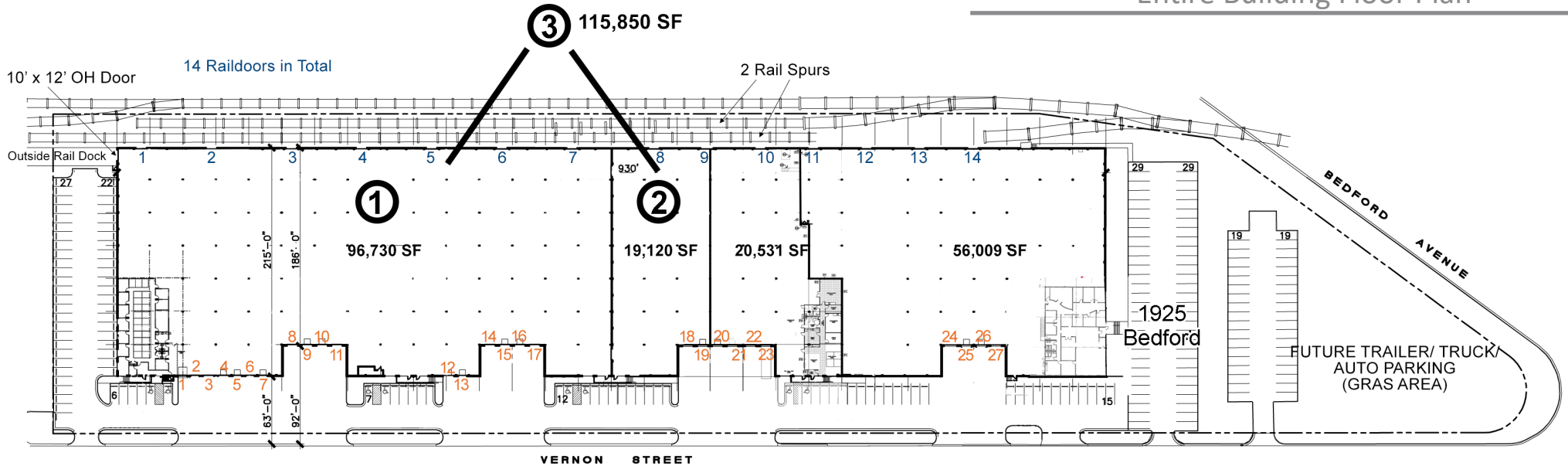
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Entire Building Floor Plan



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

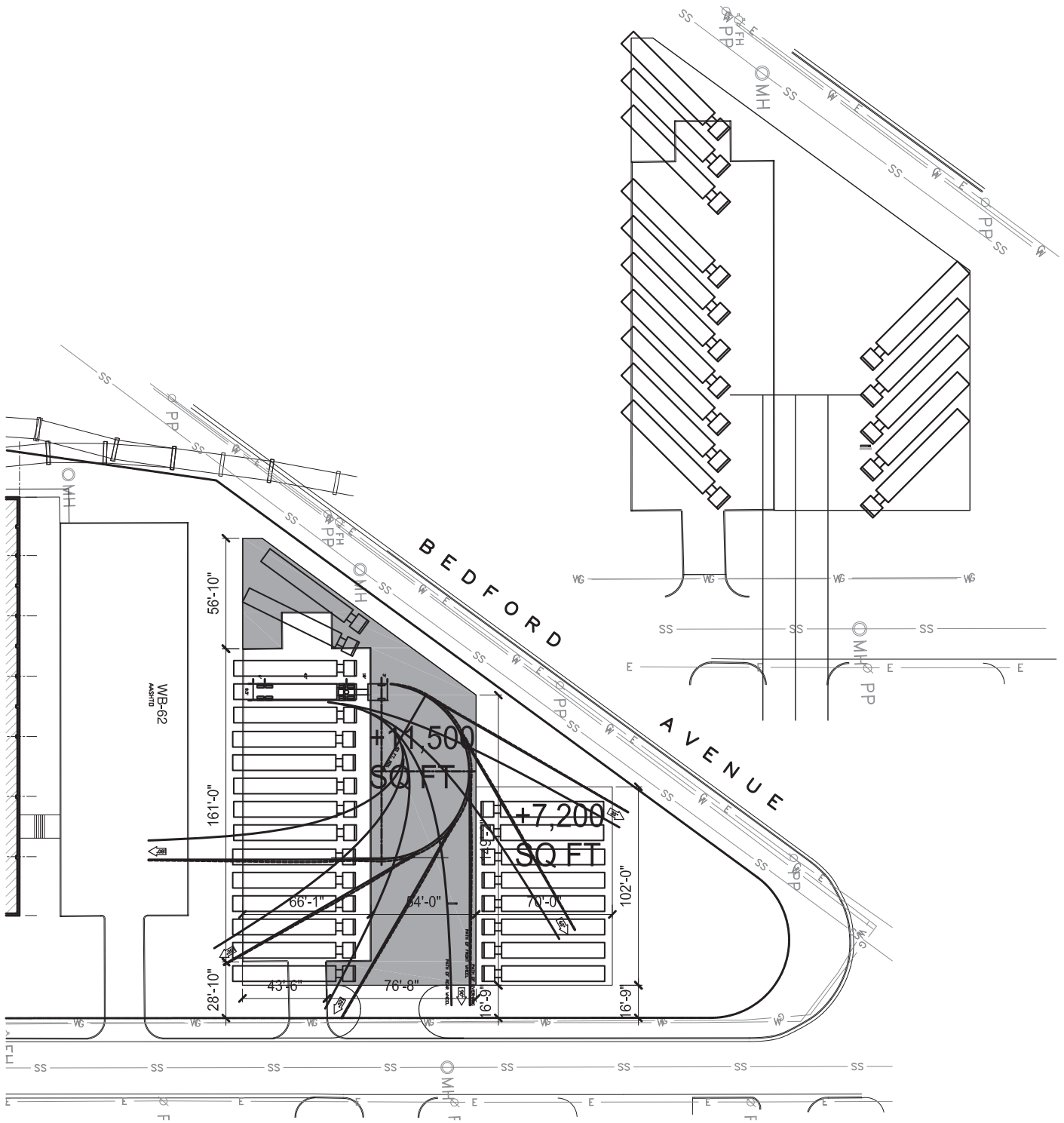
Combined SF: 192,390

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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' door opening |
| 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 | | | |

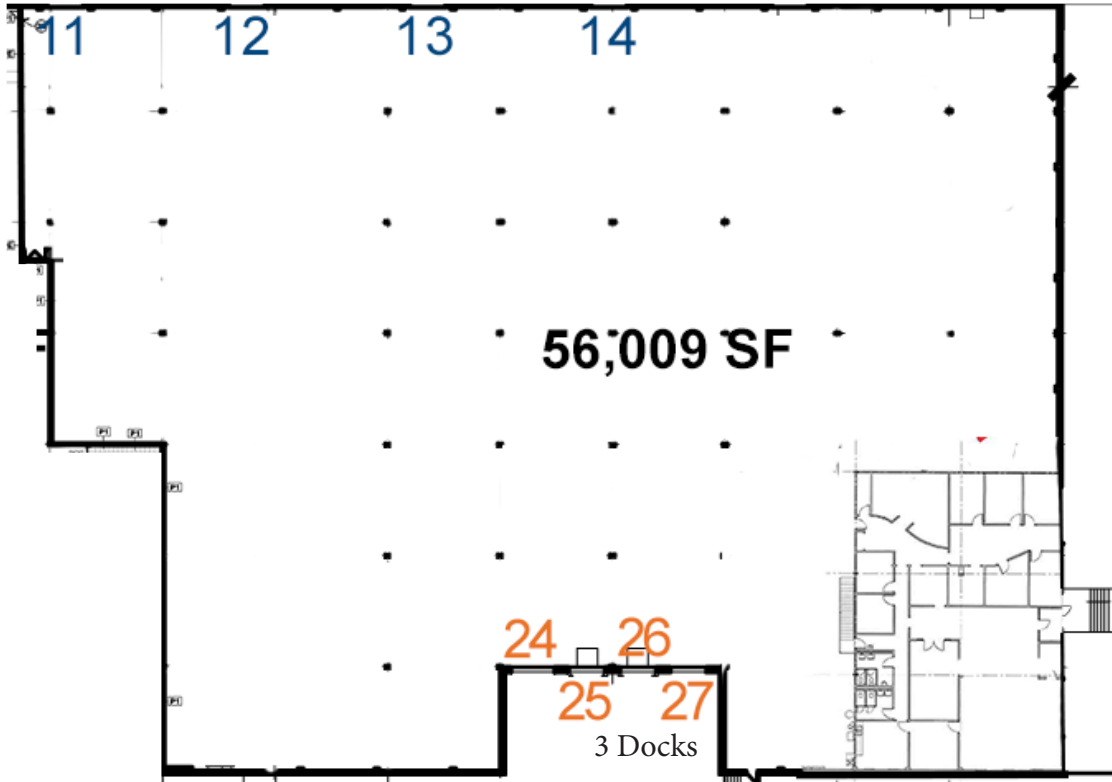
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Proposed Trailer Parking



1925 Bedford First Floor Plan

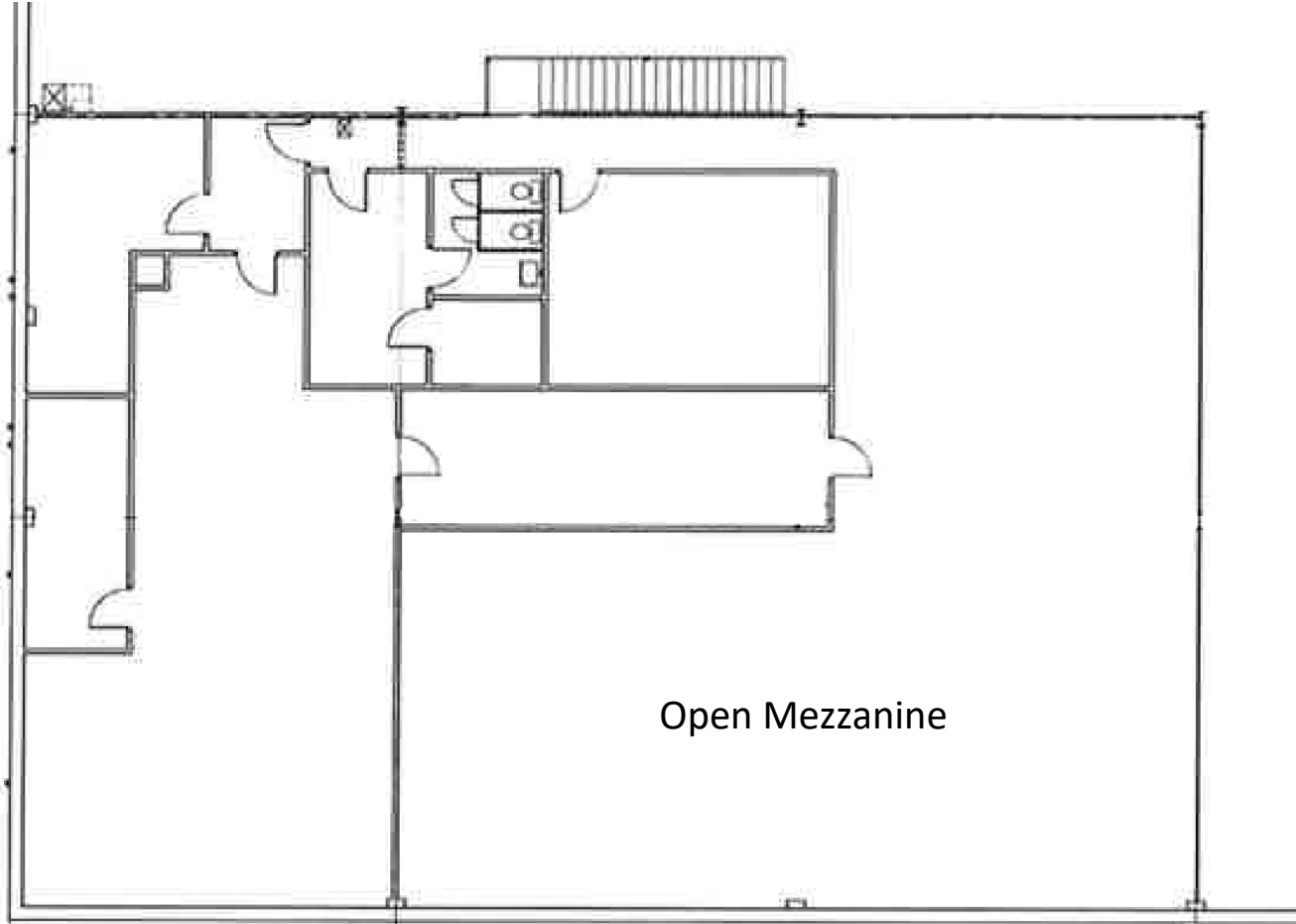


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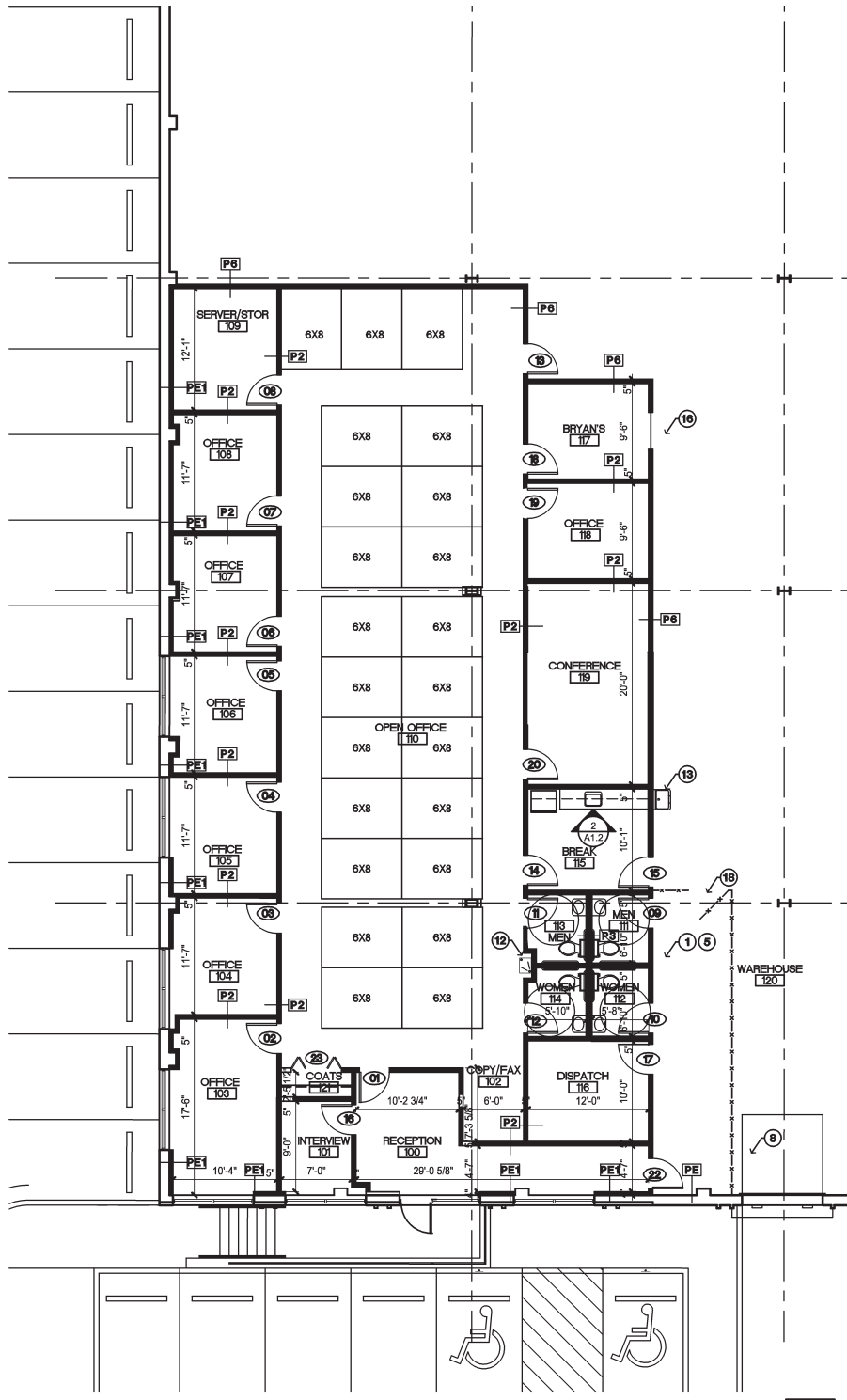
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1925 Bedford Second Floor Plan



Floorplan Office Layout – 1600 Vernon



Floorplan Office Layout – 1840 Vernon

