

Center of Kansas City - Manufacturing / Distribution Warehouse



North Building



South Building

Heart of the City between I-70 and I-35

- 99,027 SF - South Building
- 76,838 SF - North Building
- Heavy electrical power for manufacturing
- Located in the center of Kansas City between I-70 and I-35
- Building and monument signage available
- Dock-high and drive-in ramps
- 22' clear height in warehouse (North has clerestory windows and South has sky lights)
- Fenced loading areas and additional fenced storage between buildings

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Building Specifications

Total Square Feet:	North Building: 76,838 SF South Building: 99,027 SF
Dimensions:	North Building: 150 to 175' deep (varies - see plan) South Building: 210' deep by 442' wide East/West
Column Spacing:	North Building: 40' x 50' and 32' x 50' South Building: 40' x 52' + speed & rail bays 41' x 52' + east/west bays are 53' (see plan)
Structure:	Brick and block with structural steel columns/roof
Ceiling Height:	Clear height from north wall (rear) to south wall (front) and at each column in between is: 22'4", 22', 21'8", 21'4", 21'1" Height to the underside of the roof deck, measured same as above from north to south is: 25', 24'7", 24'3", 23'11", 23'9"
Loading:	North Building: 11 dock-high doors. Doors are 10' x 10'. Two drive-in ramps, one is 12' x 14' and one is 14' x 14'. All dock doors have 30,000 pound edge of dock levelers. Can add drive-in door on East end. South Building: 15 dock-high doors and all are 10' x 10', one is van-high. One - 12' x 14' drive-in ramp and one is a forklift ramp. Most docks have pit or edge of dock levelers and shelters. Can add drive-in door on East end.
Trailer Side Loading/ Fenced Storage:	Available via paved former rail area between north and south buildings - both buildings.
Office/Showroom:	North Building: 3,222 SF to 6,297 SF South Building: 2,271 SF to 9,450 SF Unit #830: S. St. Paul - Mezzanine above east end of office for light storage
Floor Type:	Concrete - 5" with 6x6 #6 wire mesh over crushed rock fill
Lighting Type:	North Building: T-5 with motion sensors - Augmented by Clerestory Windows South Building: LED and T-5 with motion sensors - Augmented by Sky Lights Unit #640: (42,210 SF) LED with motion sensors Unit #830: S. St. Paul (17,010 SF) LED with motion sensors

Building Specifications - Continued

North Building:

Sprinkler Type:	Occupancy Group Type:	Warehouse = Ordinary Hazard Group I/II Office Area = Not Sprinklered (Light Hazard) Design Density of = .20 over 2,174 square feet Head Spacing of 120 SqFt or 10' x 12' spacing
	Water Pressure Flow of:	Static Pressure = 103 psi Residual Press. = 98 psi GPM Flow = 1124 gallons per minute

This particular type of system is considered a "Pipe Scheduled" system and was utilized prior to the mainstream use of "Hydraulically Calculated" systems. The numbers in the hydraulic calculation are based on measurements and dimensions taken on-site and water flow test data taken.

Exterior Lighting: Provided over all dock loading areas, parking lots and rear alley/loading

Ventilation: Unit #640 & 830: "Big Ass Fans" brand fans installed as well as gate on north side, former rail dock openings to provide for cross-dock ventilation

HVAC in Warehouse: Unit heaters - FAG

Electric Service: North Building: Has two transformers with 5,000Kva of available power; twin 4,000 amps, 480 volt services.
South Building: The South building's main distribution panel is a 600 amp, 120/208V service split between 3 meters/spaces.
Electrical power to the Skymark warehouse is 364 KVA – connected load with 480/277-volt 3-phase 600 Amps which is fed by a 100 Amp transformer. Columns have 50 Amp breaker for welding.

Water Service: BPU

Gas Service: KPL Gas Service

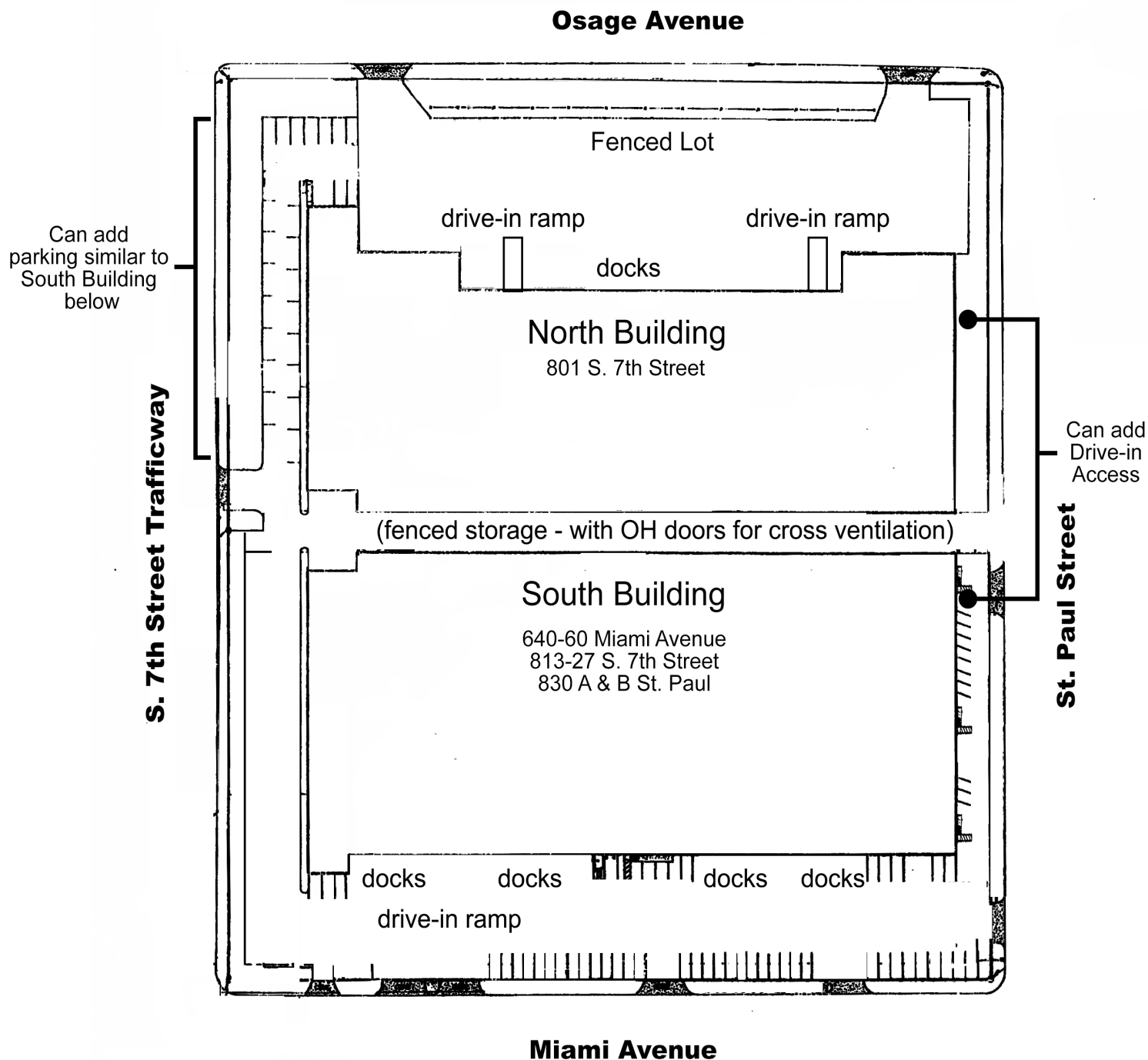
Year Built: North Building: 1968
South Building: 1971

Building Specifications - Continued

Net Charges:*((2025 Estimates)	South Building*	North Building*
	CAM: \$0.61 PSF	CAM: \$0.24 PSF
	INS: \$0.16 PSF	INS: \$0.07 PSF
	<u>RE TAXES: \$0.94 PSF</u>	<u>RE TAXES: \$0.41 PSF</u>
	TOTAL: \$1.71 PSF	TOTAL: \$0.72 PSF
*Note: Lease is a Modified Gross Industrial with a Base Year for real estate taxes and insurance and tenant paying prorated CAM.		
Notes:	50+ cars, more can be striped, depending on dock usage - trailer parking available in fenced lot. (North Building) 100 - 120' truck dock maneuvering in fenced lot. (North Building)	
Zoning:	M-3, Heavy Industrial	
South Building Dock Information: (from West to East):	Dock #1	10' x 10' edge of dock
	Dock #2-3	8' x 10' edge of dock
	Dock #4	12' x 14' drive-in ramp
	Dock #5	10' x 10' seal and pit leveler
	Dock #6-9	10' x 10' seal and bumpers
	Dock #10	10' x 10' seal and pit leveler and a low-dock ramp
	Dock #11	10' x 10' seal and pit leveler
	Dock #12	10' x 10' concrete pad for a trash compactor w/ ventilation gate
	Dock #13	10' x 10' ventilation gate
	Dock #14-16	10' x 10' seal and pit leveler
North Building Dock Information (from West to East):	Dock #1-2, 4-10	EOD leveler with dock shelter
	Dock #3, 11	Drive-in ramp to 12' x 14' overhead door with electric opener
	Dock #12-13	EOD leveler with dock seal
	On the rear doors they are "wood" on #2, 3, 4, 5, 10, 11 and steel on #6, 7, 8 and door 1 is exhaust fans.	
	On the front doors (truck loading side), they are wood doors on #1, 4, 5, 8, 10, 12, 13 and steel doors on #2, 3, 6, 7, 9.	



Site Plan

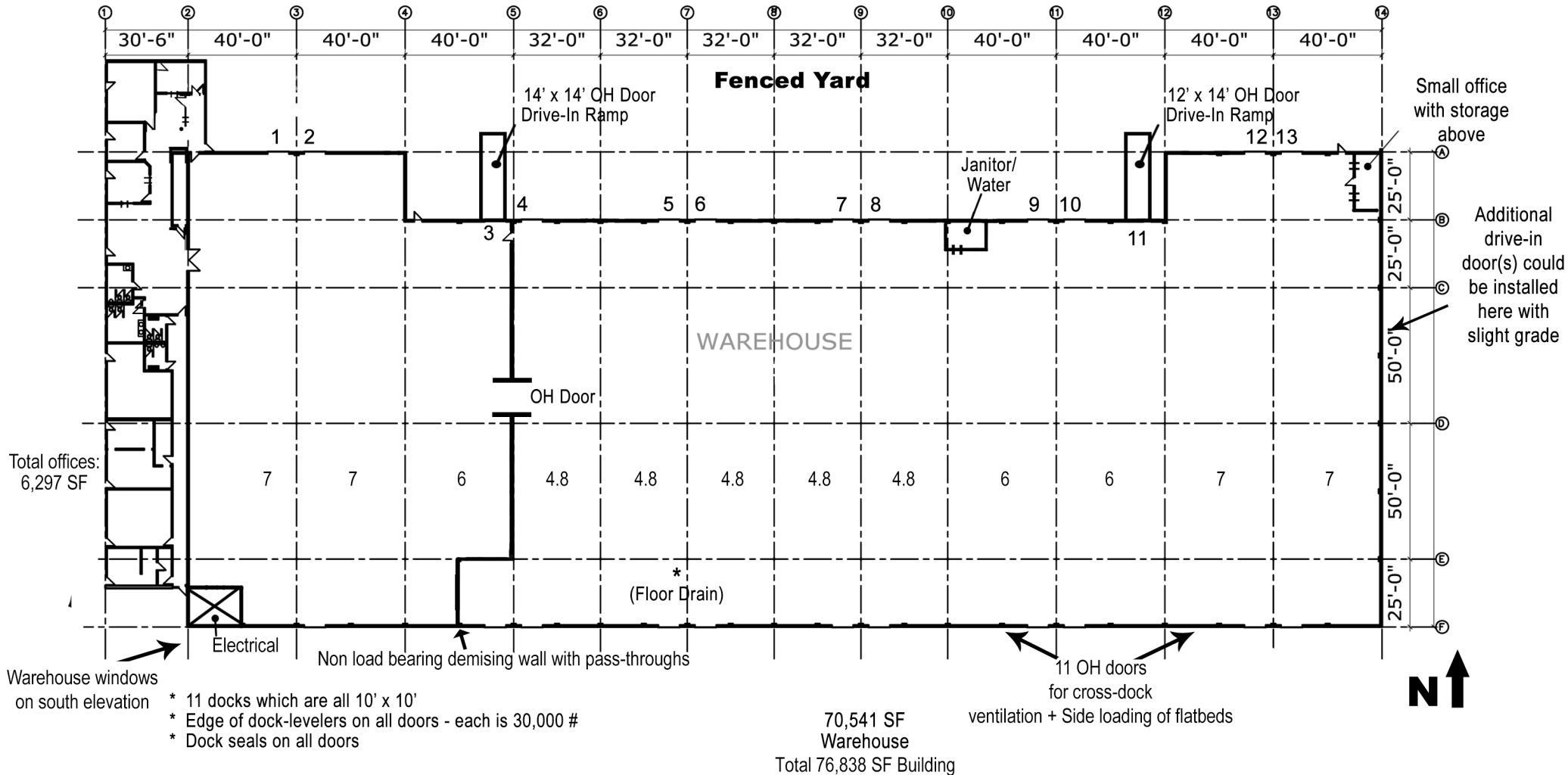


Armourdale Warehouses

801 S. 7th Street/640 Miami Avenue, Kansas City, Kansas

For Lease/Sale

North Building Floor Plan

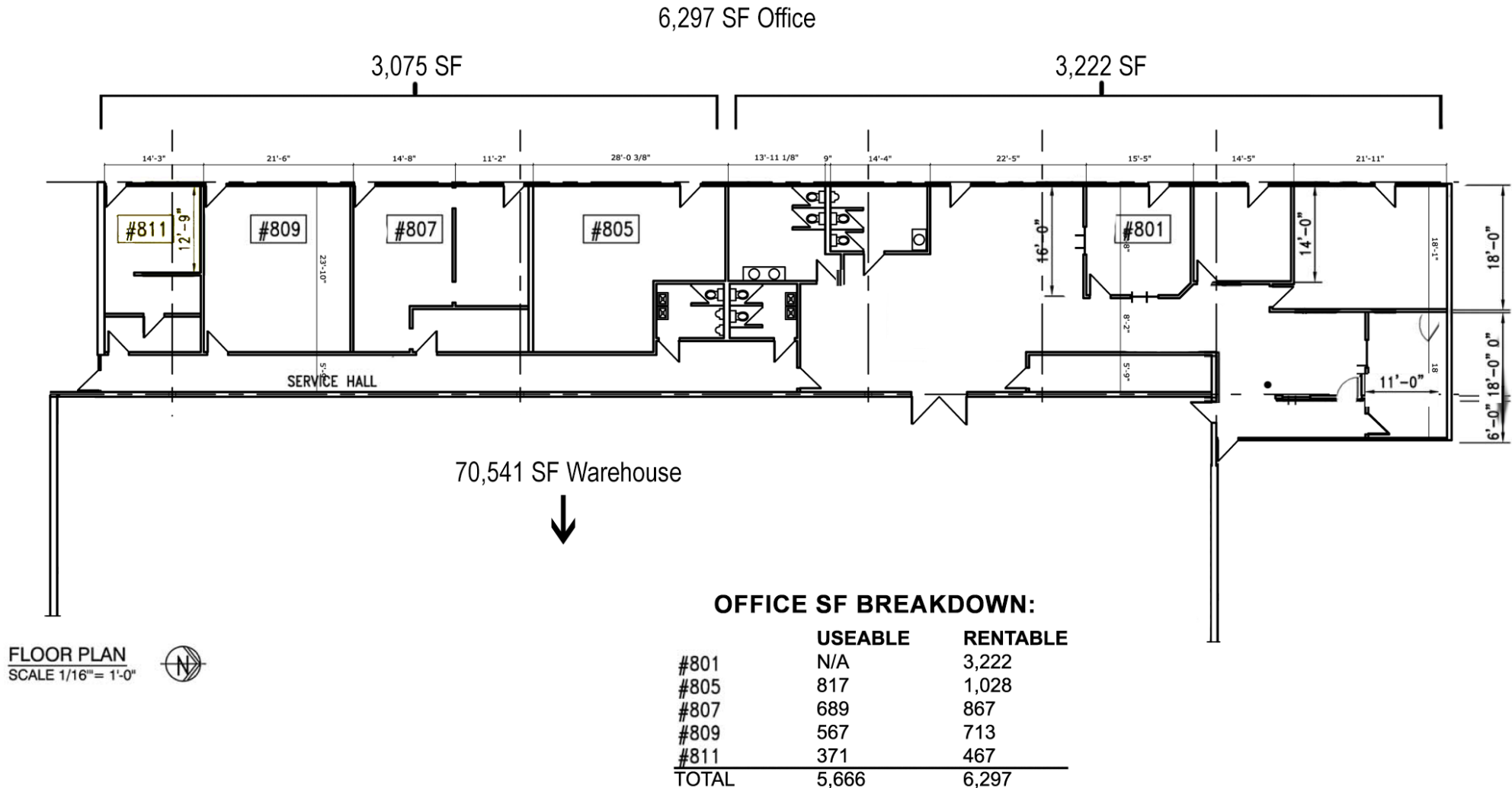


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North Building: Office Detailed Plan

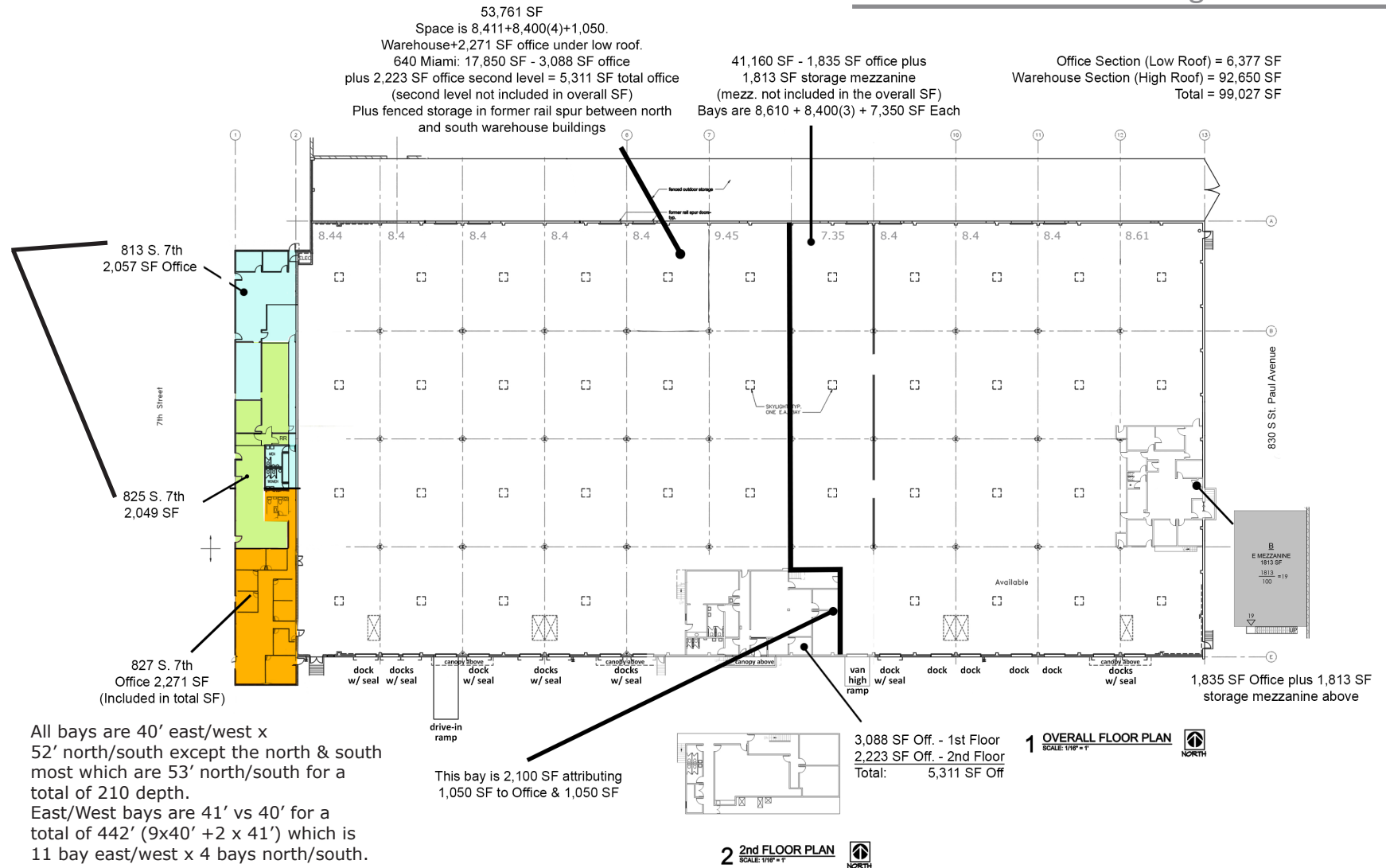


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South Building Floor Plan

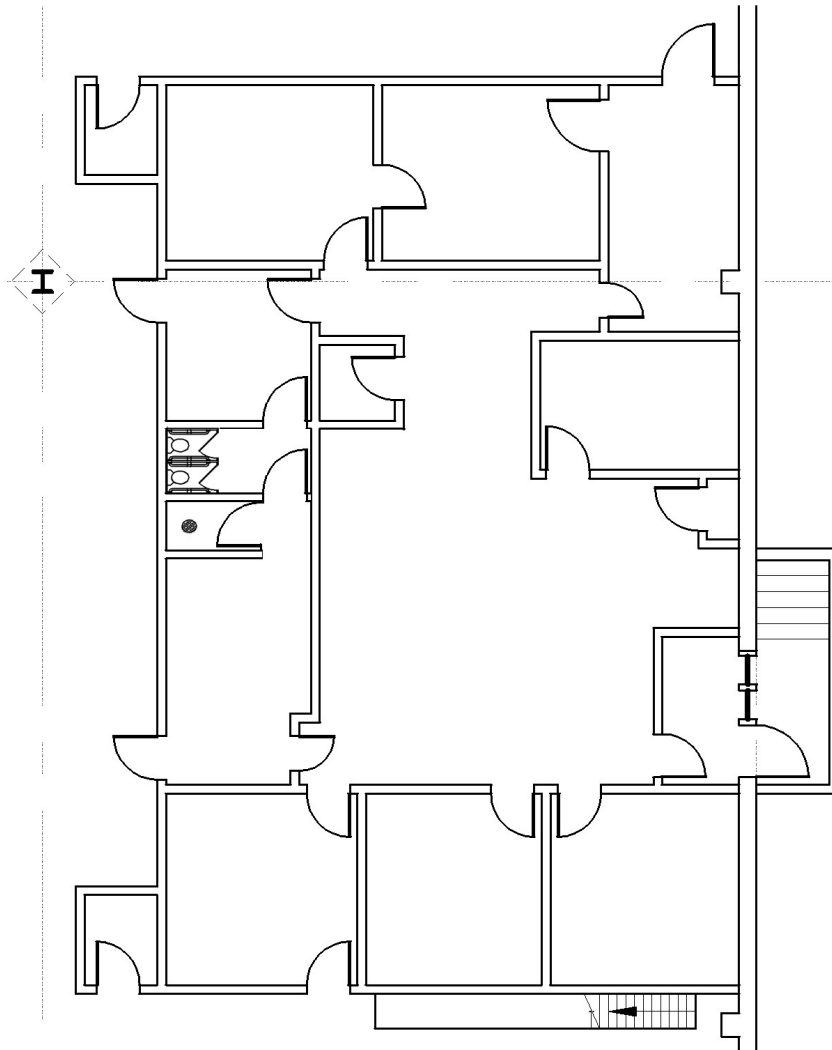


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South Building: 830 S St. Paul Office Plan



St. Paul Ave.

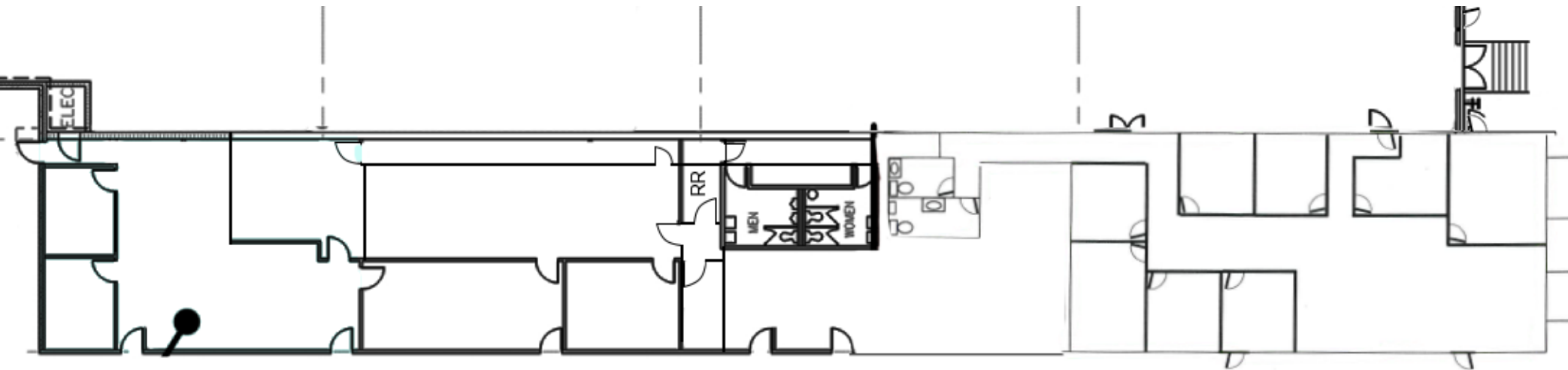
1,835 sq ft office
1,813 sq ft mezz. storage

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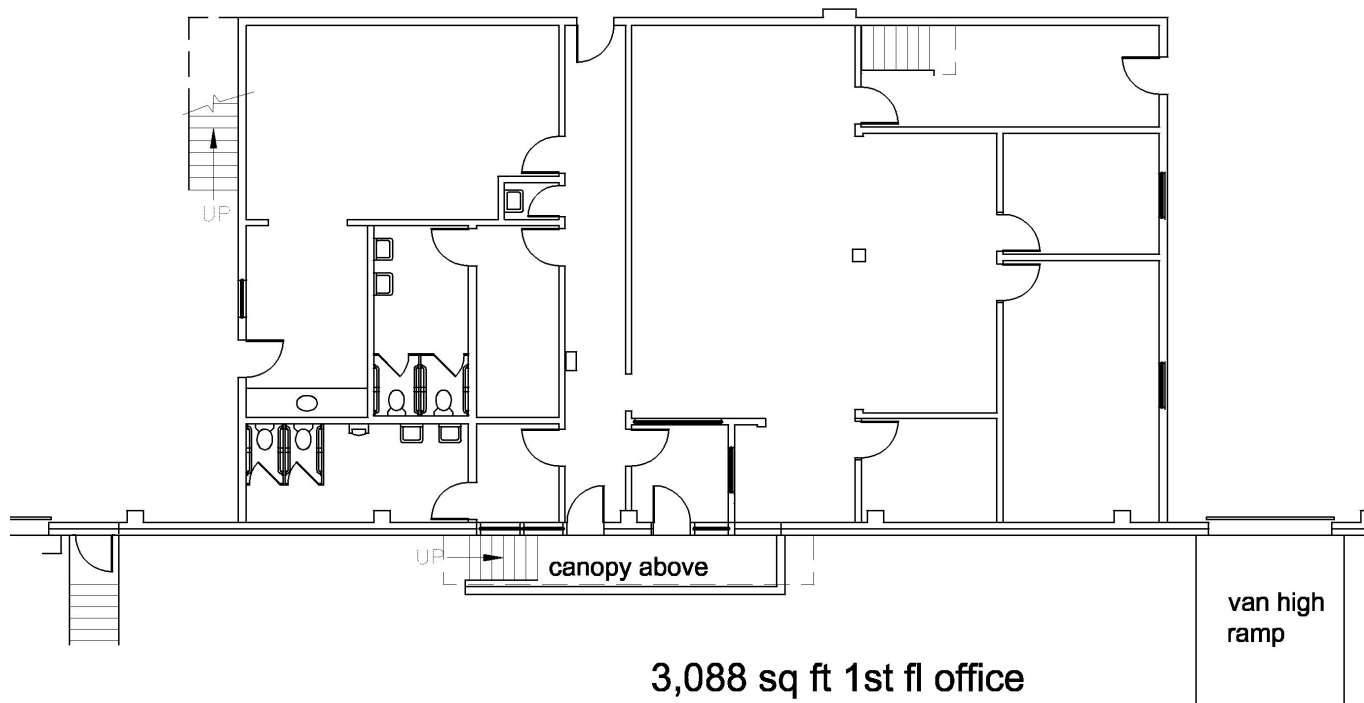
South Building: Front Office Detailed Plan



813-27 S. 7th St.
Trafficway

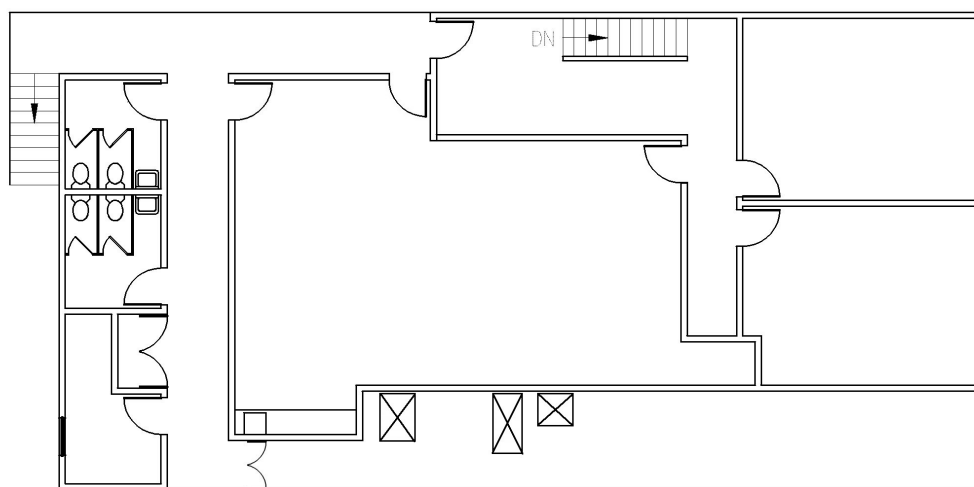
South Building: 640 Miami Facing Office Plan

1st Floor



3,088 sq ft 1st fl office
2,223 sq ft 2nd fl office
5,311 sq ft total

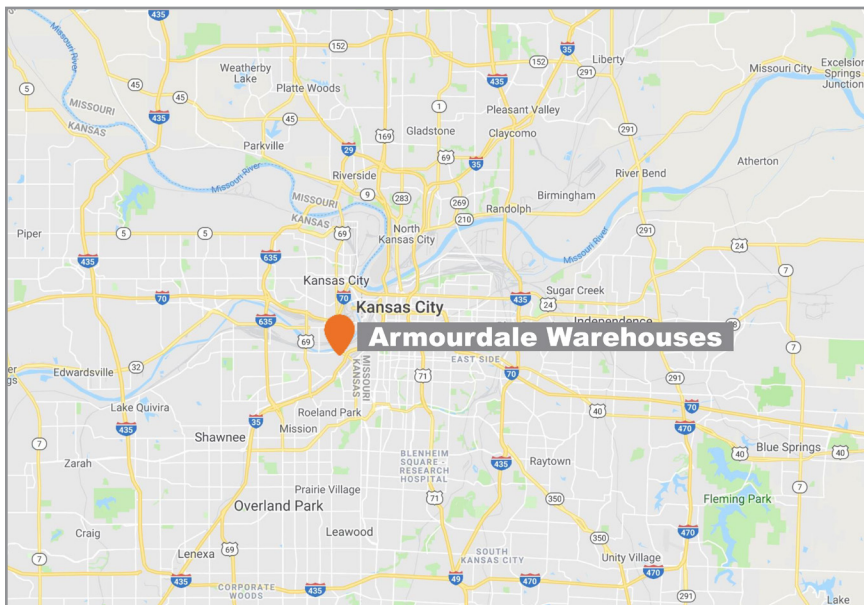
2nd Floor



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