

Excellent North Kansas City Location!

- 144,031 SF two-tenant building
- Multiple Docks with Pit Levelers/Drive-In Access at Grade and Ramp
- Outside Fenced Storage Lots
- Immediate Access to I-35/I-29
- 10 Minutes From Downtown
- 24' Clear Height

For more information:

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Building Specifications

Building SF: Unit #1307 is 74,826 - 86,876+/- SF with 4,581 - 12,631+/- SF of air conditioned/office area.
Unit #1311 is 57,155+/- SF with up to 1,573± SF of office/restroom plus 812+/- office on open mezzanine above.

Land Area: 5.52 acres

Built: 1967/1973

Ceiling Height: 24'

Fire Sprinkler: Wet system, with fire pump.
Density in section 1 is .3 GPM PSF over a 2,000 SF designed area discharge. The GPM discharge is 1,197.46 GPM. In the second system the density is .22 GPM PSF over a designed area of discharge of 2,600 SF at 790 GPM.

Loading: 7 Dock Doors (doors #2-#8) and 1 Drive-In Door (10' x 12').
Dock doors #2, #4, #7 and #8 have 35,000 lbs. capacity pit levelers while docks #3, #5, and #6 have 60,000 lbs. capacity pit levelers
6-dock doors measuring 8' wide x 10' tall
1-oversize door measuring 8' wide x 12' tall (south end of the 87K SF space)
1-drive in ramp door measuring 10' wide x 12' tall
1-drive-inside loading dock at rear

Electrical: At 1307 Vernon the main service to the 1307 space is a 2,000-amp 277/480-volt 3-phase. The main service is located on a mezzanine accessible from the 1-800-PACK-RAT space.

Fed from the mezzanine service and sitting within the 1307 Vernon space is (1) 600-amp 277/480-volt distribution panel on the south demising wall and (1) 400-amp 277/480-volt distribution panel at the north side of the space and (1) 300-kva transformer with an 800-amp 120/208 volt distribution panel and (1) 45-kva transformer with a 125-amp 120/208 volt panel

The KCP&L transformer is pad mounted just outside the space and is dedicated to the 1307 – 1311 Vernon building. As far as additional capacity, it was designed to handle the original service, but KCP&L would need to determine what the highest peak demand is that they can handle at this location.

Construction: Brick and Block---There is a concrete block firewall with fire doors that separates the north and south sections.

Building Specifications Continued

Parking/Outside Storage: Trailer Parking/Outside Storage and fenced lot serves the South end of the building (see plan)
Automobile Parking/Outside storage serves the North end of the building

Column Spacing: 42 x 42

Lighting: LED Lighting

Heating/Cooling: Forced air gas unit heaters; exhaust fans in warehouse space

Miscellaneous: Two-sided monument sign at south end; two-sided pole sign at north end
All interior walls painted white

Utilities: Natural gas service - Spire, Inc.
Water service - North Kansas City Water Department
Wastewater: Included in water bill to North Kansas City Water Department
Telecom Provider Service: AT&T as well as North Kansas City Fiber

Net Charges:
(2026 Estimates)

CAM:	\$0.69
INS:	\$0.14
<u>RE TAXES:</u>	<u>\$0.96</u>
Total:	\$1.79

*Note: Lease is proposed as Modified Gross Industrial with a Base Year for real estate and insurance, with tenant paying its prorata share of CAM.

For more information:

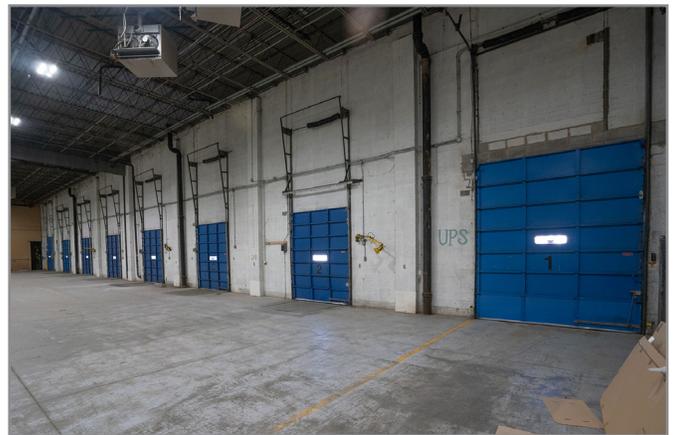
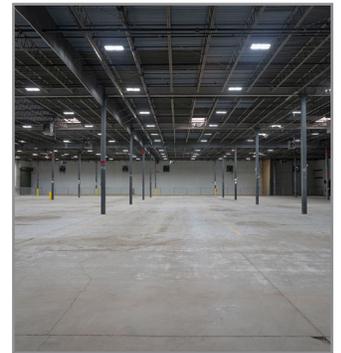
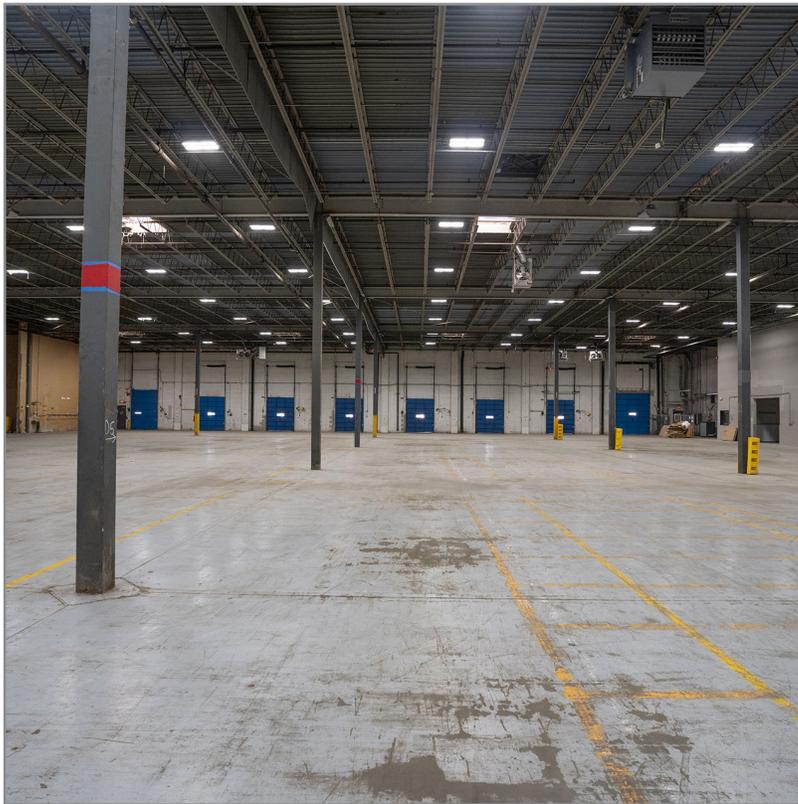
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Paseo Industrial Park

1307-11 Vernon St., North Kansas City, Missouri

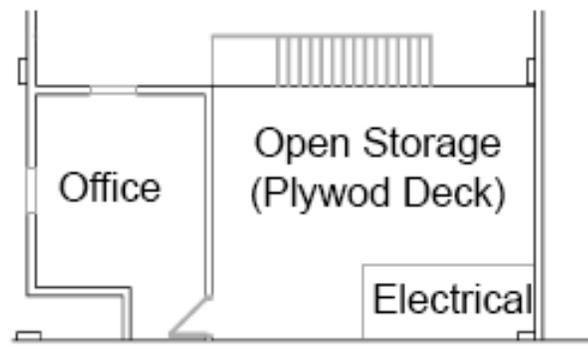
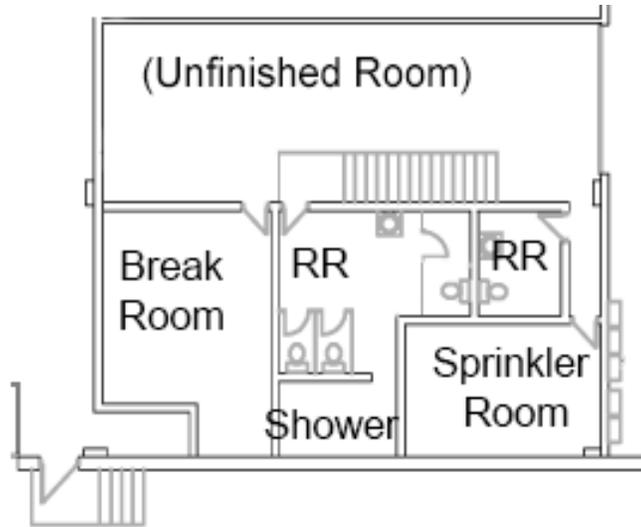
For Lease



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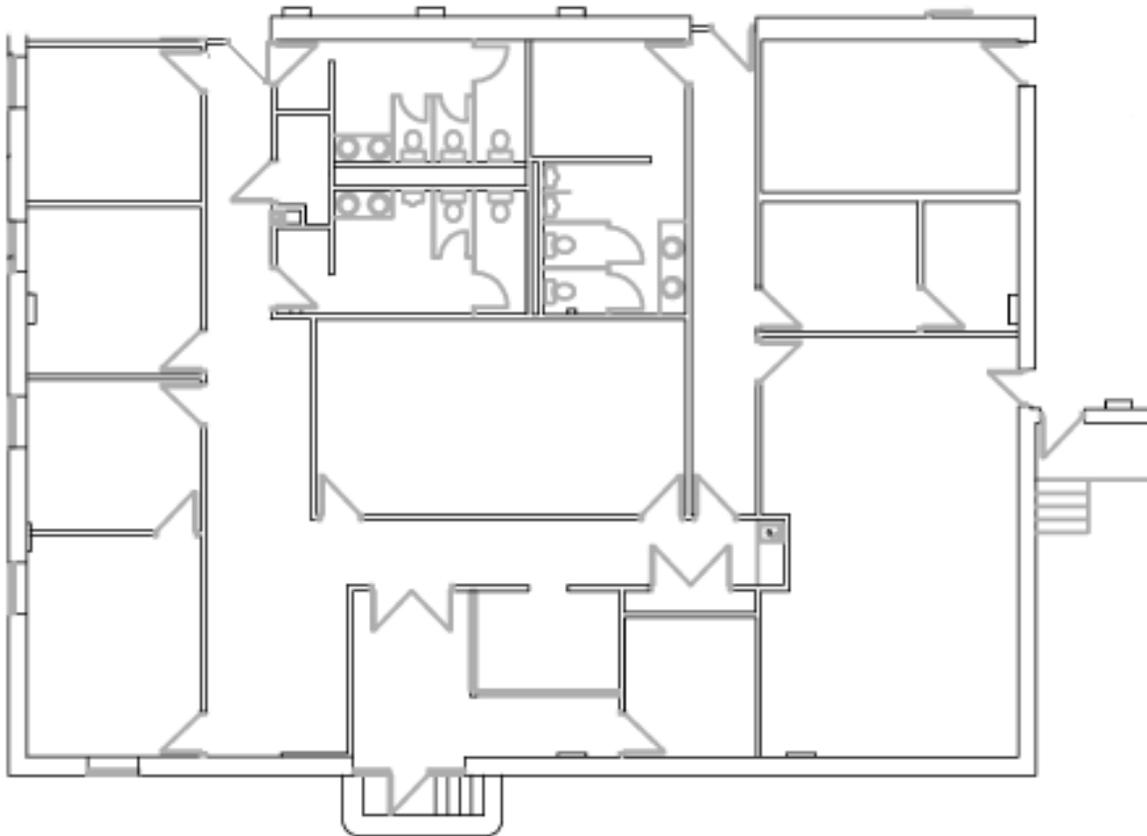
BLOCK
REAL ESTATE SERVICES, LLC

Unit 1311 Office Floor Plan - 1,573± SF

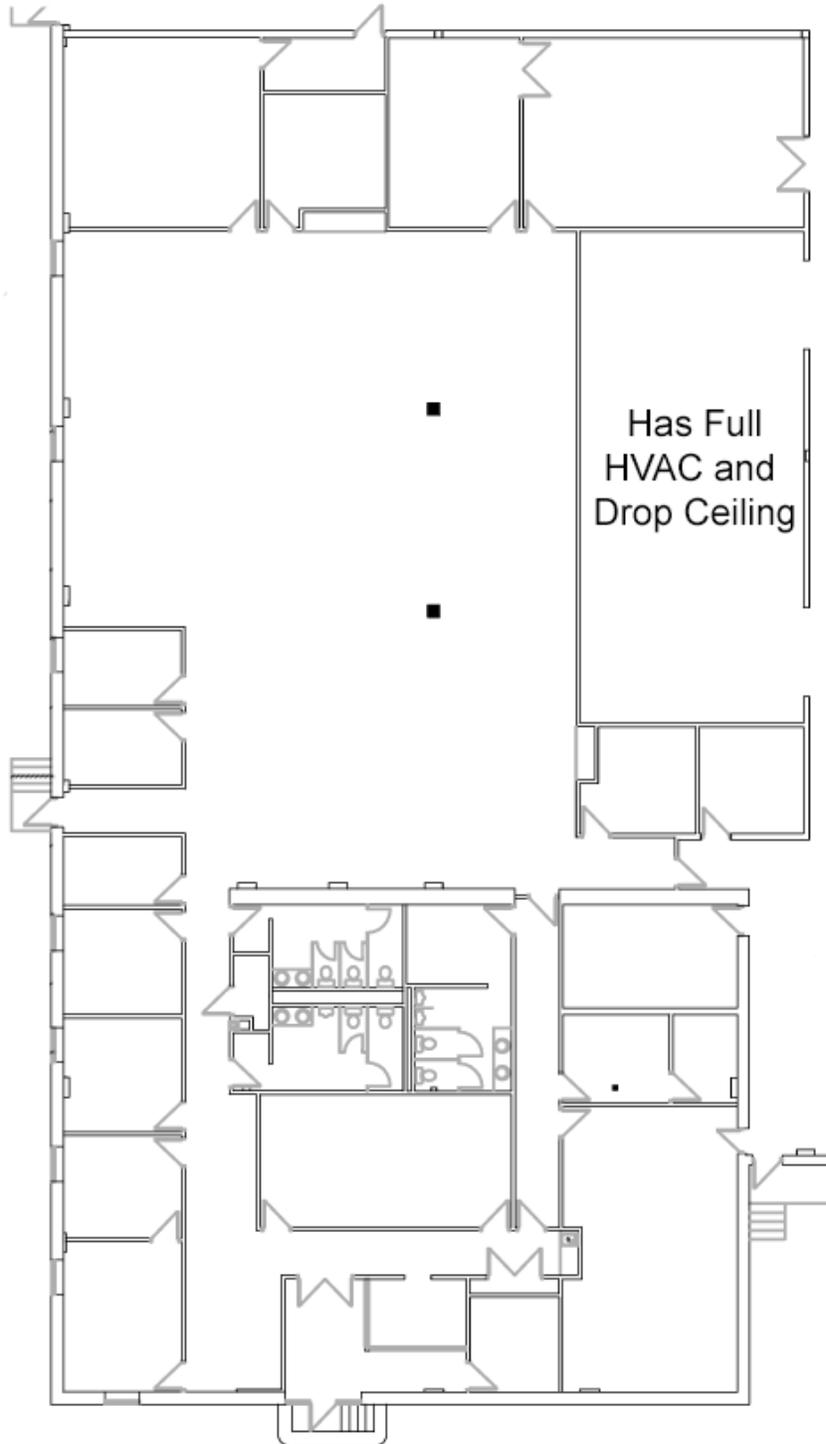


MEZZANINE
812 SF

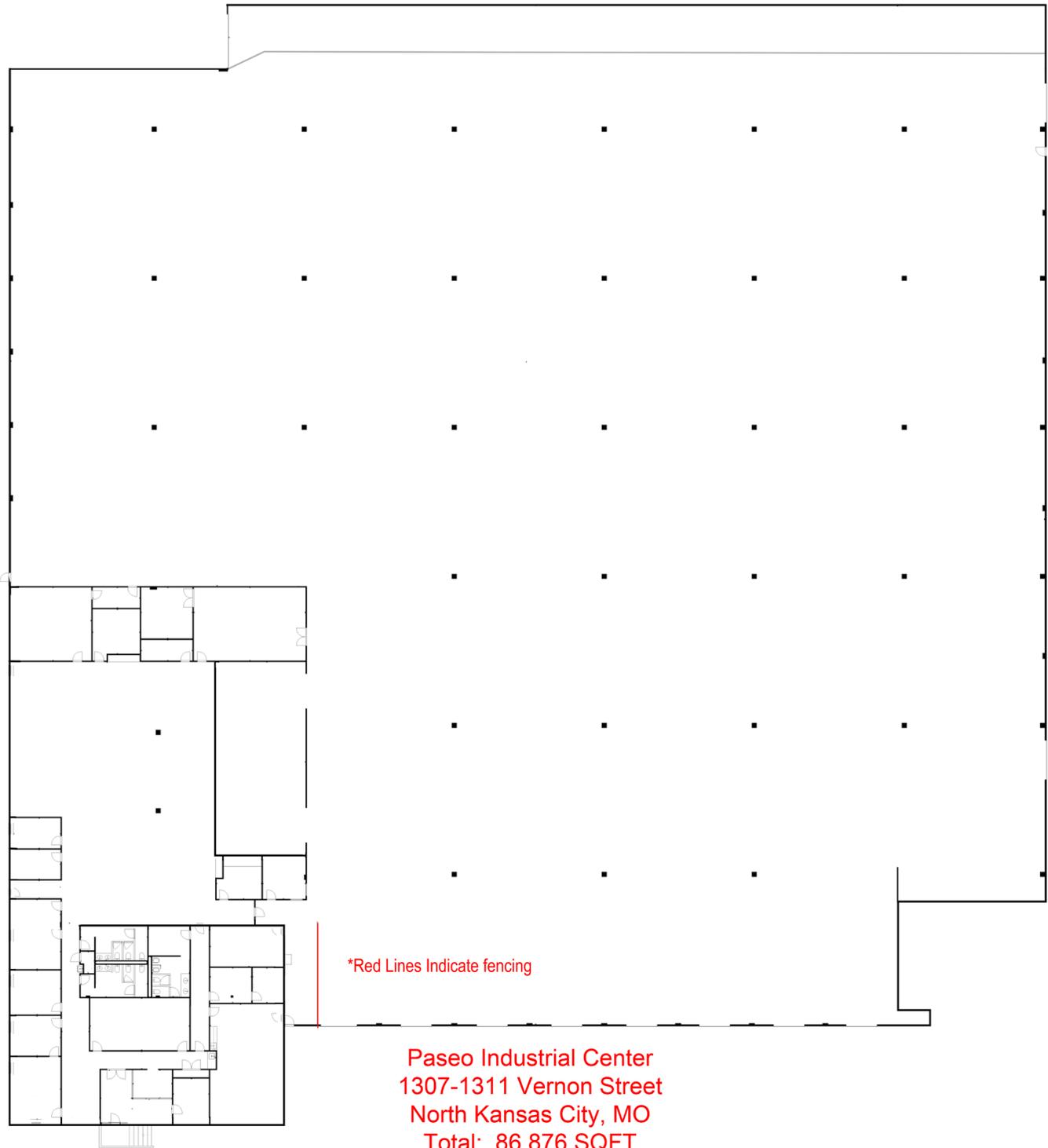
Unit 1307 Lower Roof Office Section - 4,581± SF



Unit 1307 Full Office Floor Plan - 12,631± AC/Office Area



Unit 1307 Overall Floor Plan

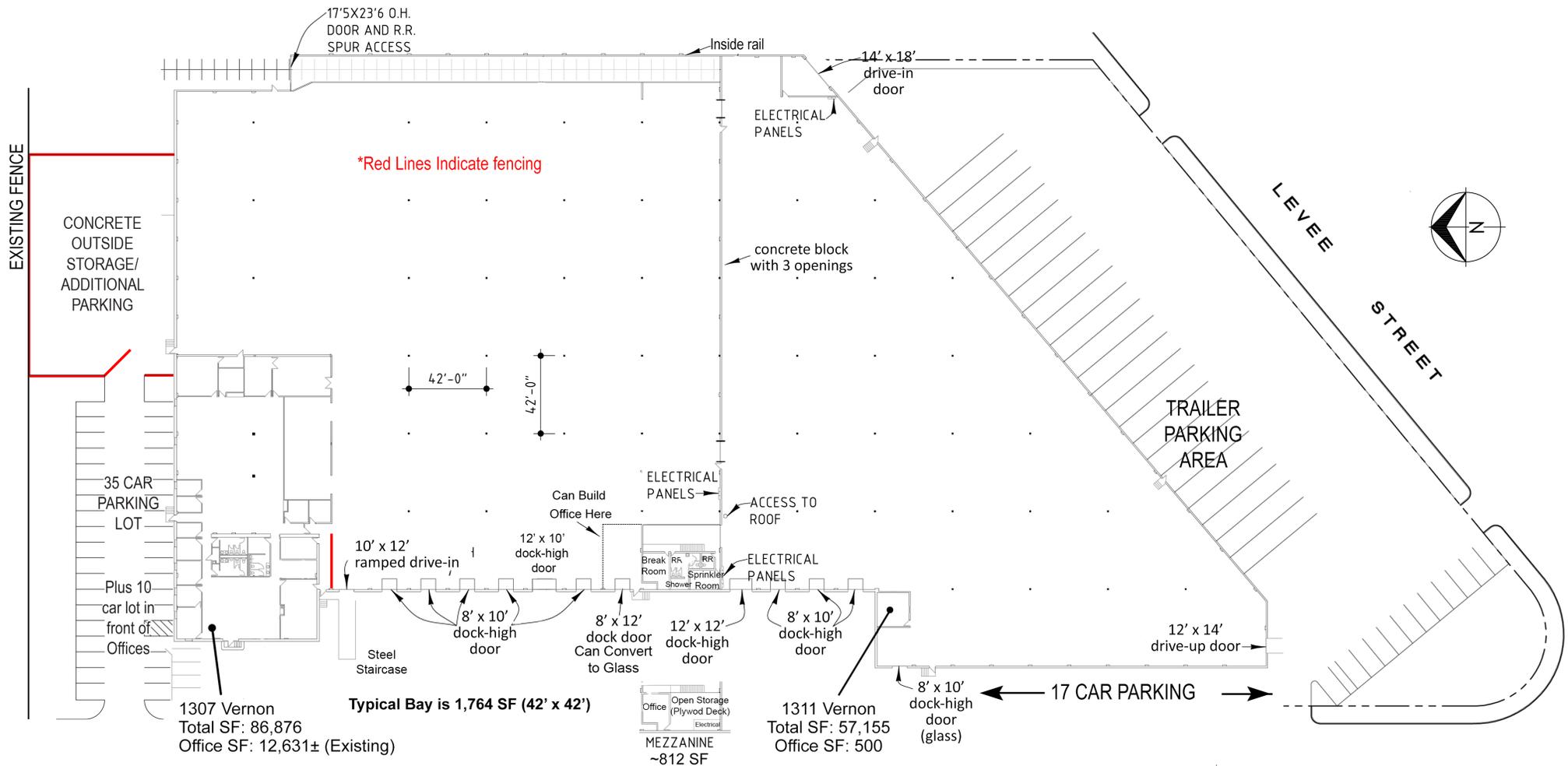


Paseo Industrial Park

1307-11 Vernon St., North Kansas City, Missouri

For Lease

Overall Building Floor Plan



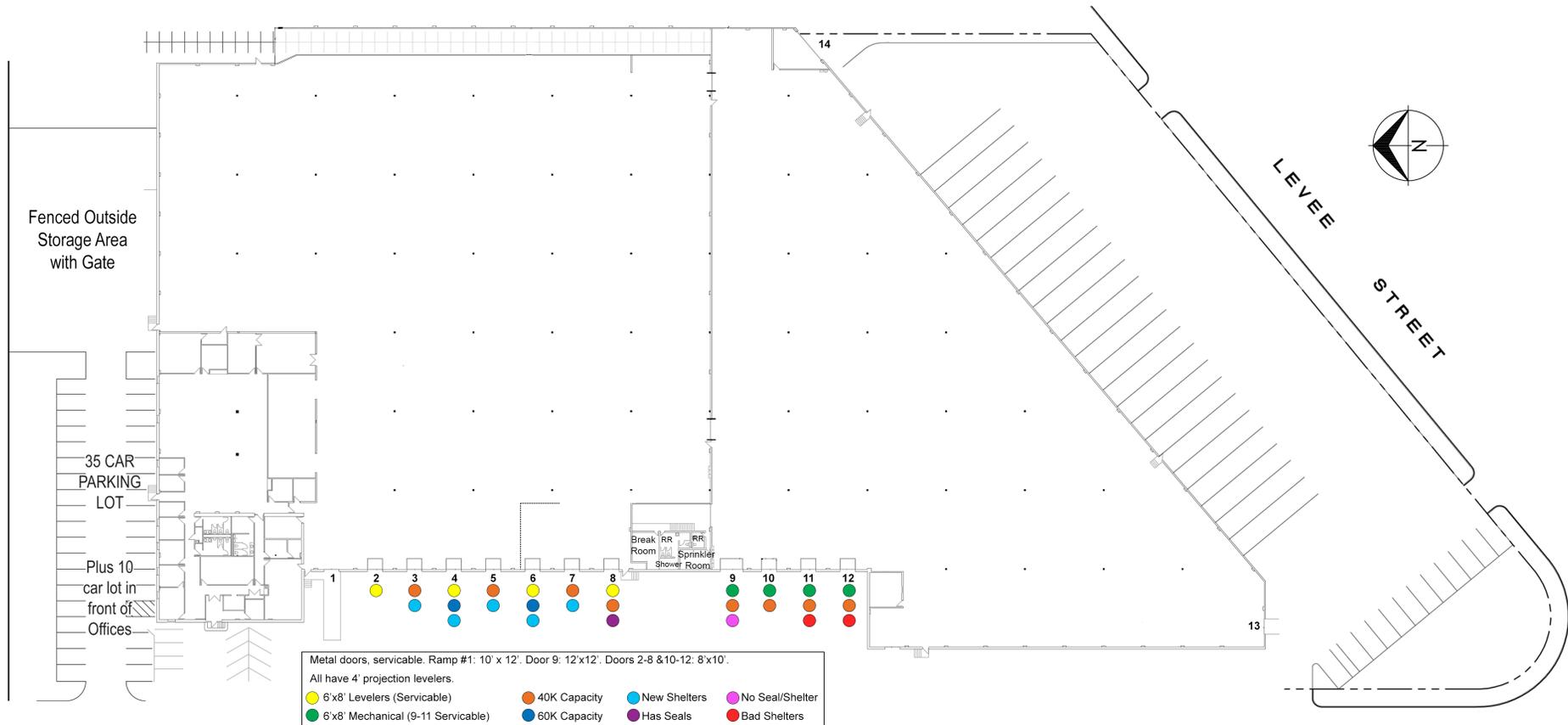
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Loading Doors Plan

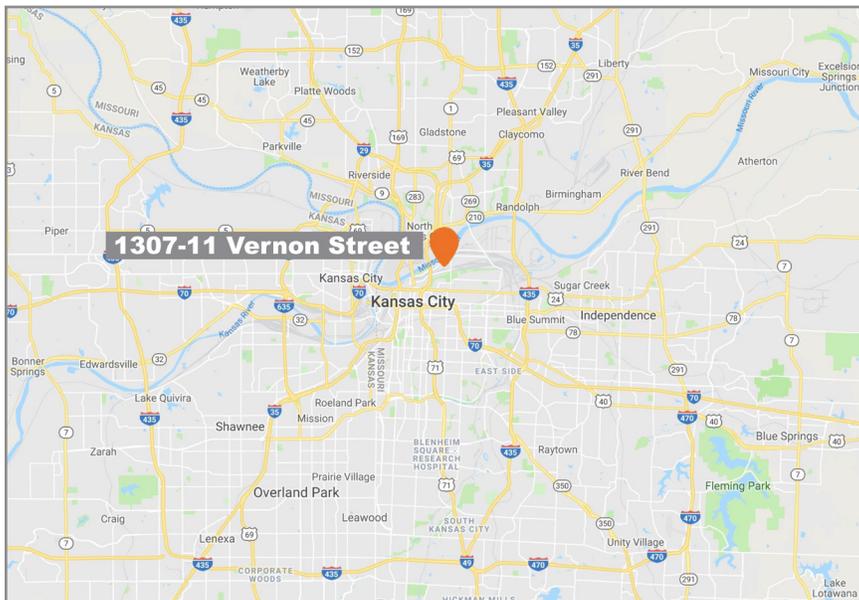


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