

1801 N. CORRINGTON AVENUE

KANSAS CITY, MISSOURI 64120

CLASS A INDUSTRIAL FOR SALE OR LEASE



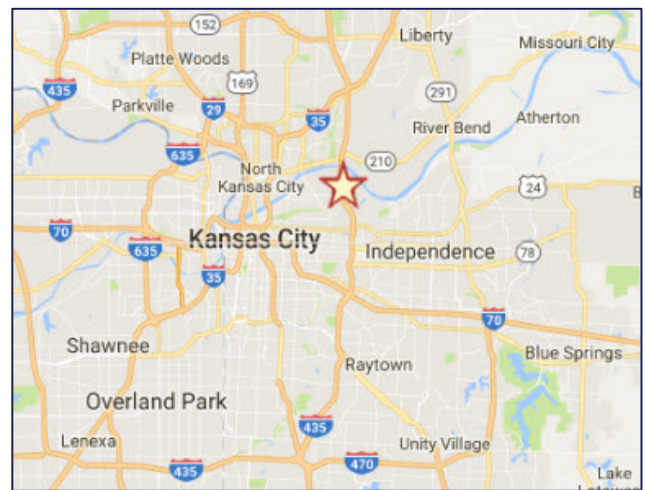
65,067± SF FREESTANDING AND EXPANDABLE



PROPERTY FEATURES

- Situated on 6.76± acres
- Excellent access to I-435, I-35 and I-70
- ESFR Sprinkler System
- Fenced and secured truck court with trailer storage
- Food grade facility
- Expandable up to 115,000± SF

PREMISES	65,067± SF
LEASE RATE	\$4.75 PSF Net
SALES PRICE	No asking price provided



For more information, please contact:

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SPECIFICATIONS

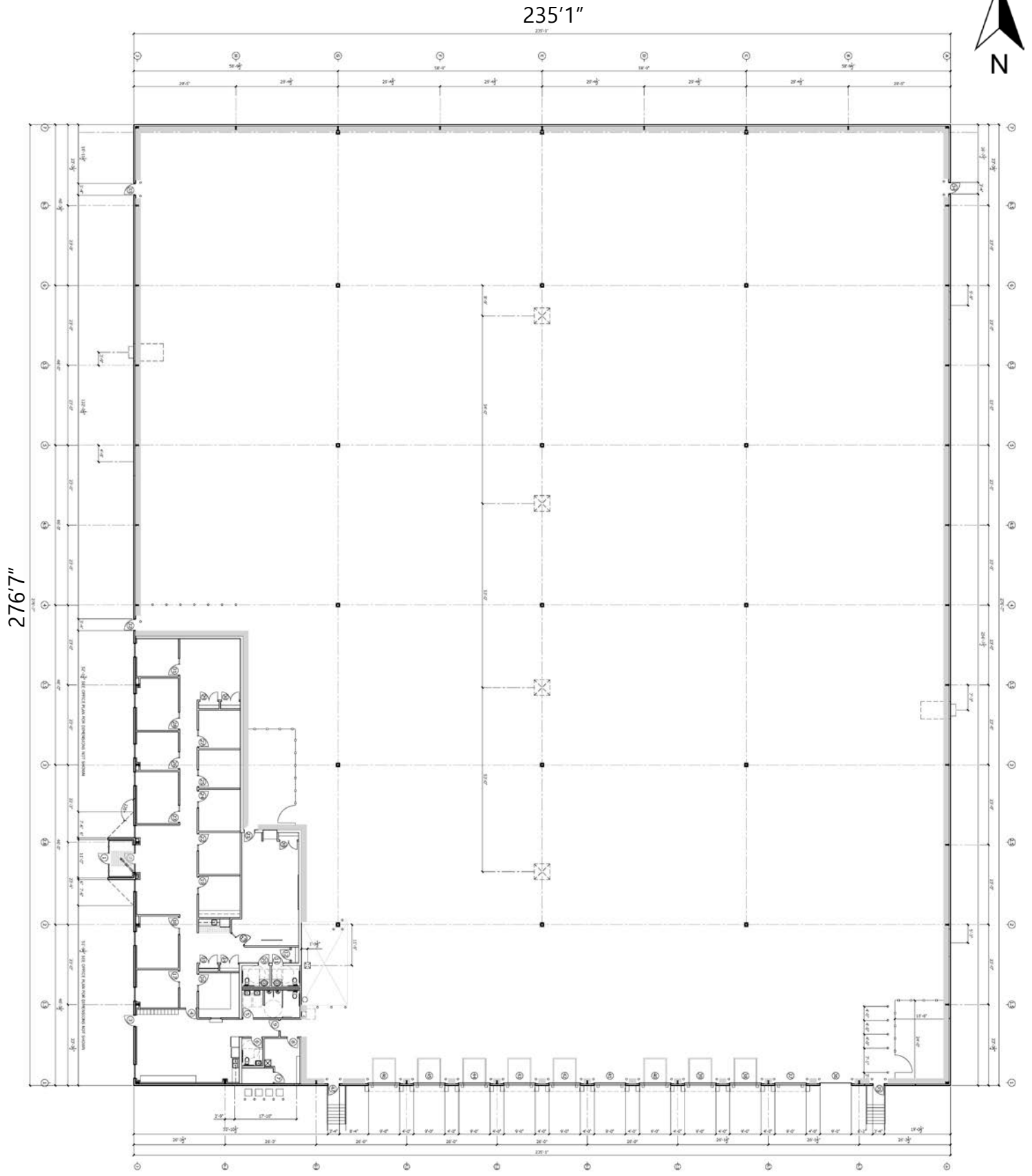
<i>Total Building Size</i>	65,067± SF
<i>Year Built</i>	2002
<i>Zoning</i>	M3-5
<i>Building Construction</i>	Tilt-up concrete and insulated metal panels
<i>Land Size</i>	6.76± acres
<i>Parking</i>	47 striped vehicle, 8 trailer positions (secured)
<i>Office</i>	5,250± SF
<i>Warehouse</i>	59,817± SF
<i>Warehouse Heat</i>	3 air rotation unit heaters
<i>Warehouse Clear Height</i>	28'-30'
<i>Warehouse Loading</i>	11 (9' W x 10' H) dock-high doors 6 doors equipped with "Dok-Lok" pit levelers, lights, fans, and dock seals 5 fully-equipped doors without "Dok-Loks"
<i>Levelers</i>	10 pit levelers
<i>Warehouse Lighting</i>	T-5 warehouse lighting with motion sensors
<i>Column Spacing</i>	46' (N-S) x 59' (E-W)
<i>Warehouse Dimensions</i>	276'7" (N-S) x 235'1" (E-W)
<i>Power</i>	600 amp 480 Volt 3-Phase
<i>Roof</i>	Standing seam metal roof
<i>Fire Protection</i>	ESFR/75 PSI
<i>Utilities</i>	KCPL, Missouri Gas Energy, Kansas City Water Service
<i>Taxes</i>	\$66,470.27/\$1.02± PSF (2016)
<i>Insurance</i>	\$0.10± PSF
<i>Comments</i>	Secured, mechanically gated concrete truck court 5 "Big Ass Fans" Food grade facility with sealed concrete floors Building expandable Card access system

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FLOOR PLAN



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KH

EST. 1879

AERIAL VIEW



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