



## Excellent North Kansas City location!

- 144,031 SF building with up to 12,186 SF of office space
- Multiple docks with pit levelers/drive-in access at grade and ramp
- Immediate access to I-35/I-29
- 10 minutes from downtown
- Rail available
- 24' clear height

## For more information:

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## Building Specifications

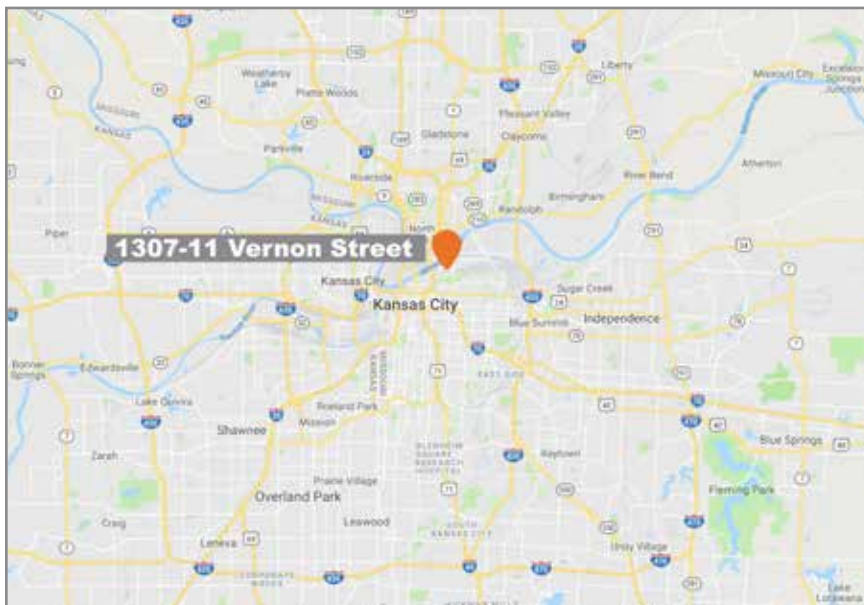
Building SF:	144,031 SF
CAM:	\$0.25 PSF (2018 Est.)
Land Area:	5.52 acres
Built:	1967/1973
Ceiling Height:	24'
Sprinkler:	Wet system, with fire pump. Density in section 1 is .3 GPM PSF over a 2,000 SF designed area discharge. The GPM discharge is 1,197.46 GPM. In the second system the density is .22 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
Electrical:	Six panels total: Three (3) 225amp 120/208V 3-phase, one (1) 225amp 480/277V 3-phase, one (1) 800amp 120/208V 3-phase and one(1) 400amp, 600V panels.
Construction:	Brick and Block---There is a concrete block firewall with fire doors that separates the north and south sections.
Parking:	Trailer/Truck - South end of the building Auto - 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
Rail:	Inside rail spur



# Paseo Industrial Park

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

# For Lease



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