

20,531 SF Sublease

1806 Vernon NKC, Mo

20,531sf Sub Lease NKC



OPEN WAREHOUSE Immediately available



Private Entrance to space



4 Dock Doors

Amenities

22' Clear Height	Close to Major Highways	4 Dock Bays with Levelers
Insulated Warehouse	2,380 Remodeled Office	17 Car Parking spaces
Wet Pipe Sprinkler	Ready to Occupy	Lease good till May 31, 2027



LS COMMERCIAL REAL ESTATE SERVICES, INC

BROKERAGE || MANAGEMENT

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8301 W.125TH STREET | SUITE 210 | OVERLAND PARK, KANSAS 66213
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20,531 SF Sublease

1806 Vernon NKC, Mo

2380sf of Newly remodeled office

20,531sf Sub Lease NKC



Large Break Room



Open Office area as well as private offices

Close to Major Highways, MO. 210, I-35 I-29, I-435

Amenities

22' Clear Height

Close to Major Highways

4 Dock Bays with Levelers

Insulated Warehouse

2,380 Remodeled Office

17 Car Parking spaces

Wet Pipe Sprinkler

Ready to Occupy

Lease good till May 31, 2027



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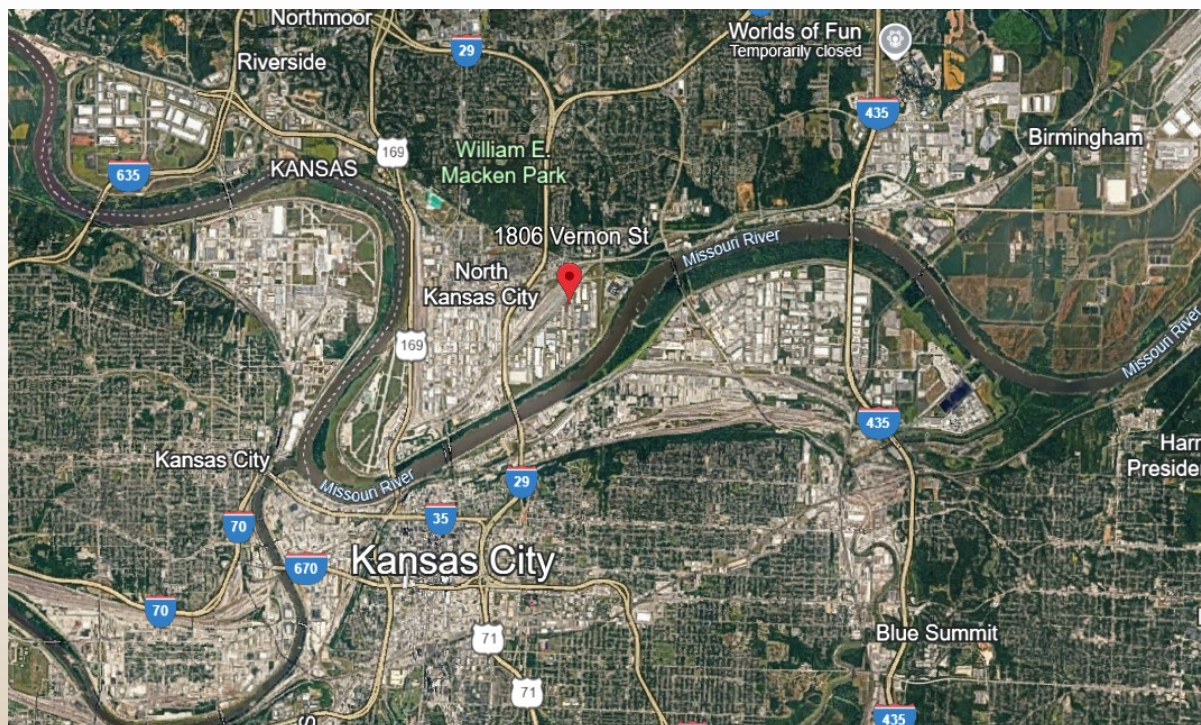
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GREAT North Kansas City Location



20,531sf Sub Lease NKC

Space Building Specifications

Building Specs:	
• Location Address	1806 Vernon St., NKC, MO
• Space Type	Industrial/Distribution
• Zoning	Industrial
• Occupancy Date	Immediate
• Space Size (SF)	20,531+/- sf
• Office Area	2,380+/- sf
• Warehouse Area	18,151+/- sf
• Ceiling Height	22' Clear on average
• Column Spacing	31' X 31' on average
• Dock Doors	4
• Dock Seals	Seals on 3 dock doors
• Dock Levelers	Manual In-Pit Levelers on 2 Dock Doors
• Fire Suppression	Wet Pipe System
• Lighting	High Bay Lighting
• Electric	200amp / 480v / 3 Phase
• Building Insulation	Roof and side walls
• Auto Parking	17+/- parking spaces
• Truck Court Paving	Concrete
• Auto Parking Paving	Asphalt
Lease Rate & Lease Structure	
• Lease Type	Sublease
• Lease Structure	Modified Gross Industrial
• Expiration Date of Remaining Term	May 31, 2027



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