

GRINDSTONE INDUSTRIAL PROPERTIES

FOR LEASE

**18,200 SQUARE FEET
OFFICE / WAREHOUSE**

**20TH & WALNUT
KANSAS CITY, MISSOURI**

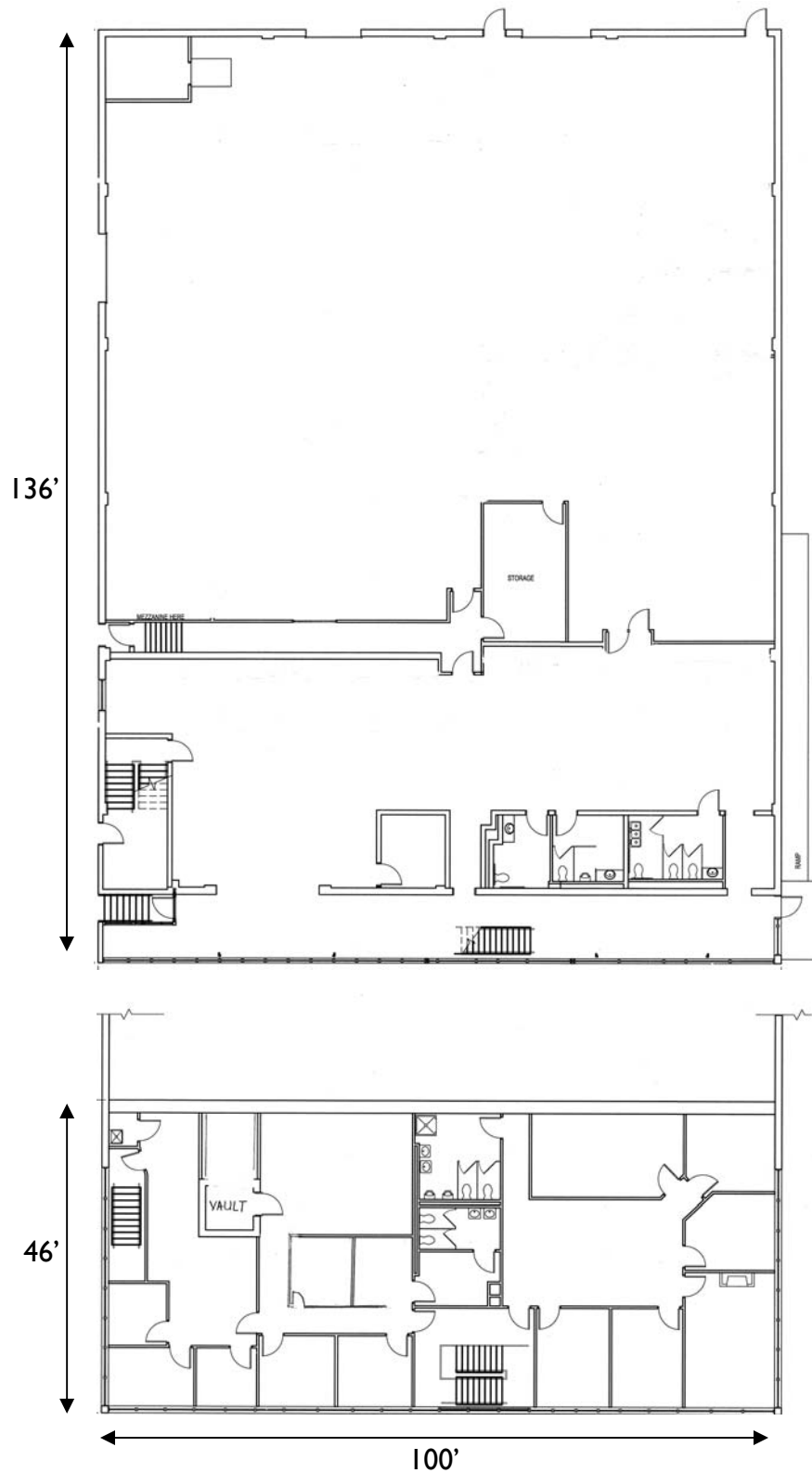


COOL CROSSROADS WAREHOUSE

SPECIFICATIONS

ADDRESS	100 E 20TH KCMO
BUILDING SF	18,200
OFFICE SF	9,200 ON 2 FLOORS
CONSTRUCTION	BRICK & BLOCK
CLEAR HEIGHT	19'
FLOOR	CONCRETE
COLUMN SPACING	VARIOUS
LOADING	2 DOCK HIGH DOORS 1 DRIVE IN DOOR
ELECTRICAL	2,000 AMPS / 270 VOLT / 3 PHASE
LIGHTING	METAL
PARKING	34+ SPACES
LEASE RATE	\$5.50 / SF GROSS INDUSTRIAL

FLOOR PLAN



GRINDSTONE INDUSTRIAL PROPERTIES

GRINDSTONE INDUSTRIAL PROPERTIES

1600 GENESSEE, 650
KANSAS CITY, MO 64102

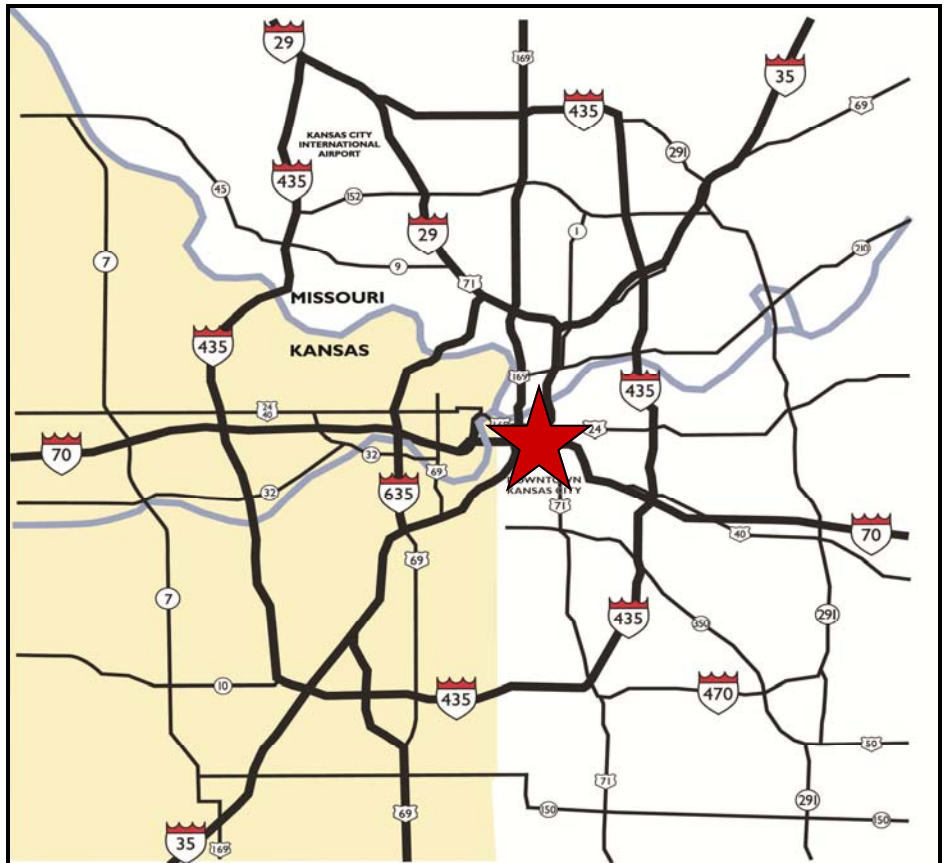
www.grindstone-properties.com



**PAUL E NEAL
SIOR, CCIM
PRESIDENT**

816-421-1510

pneal@grindstone-properties.com



**FOR MORE INFORMATION OR TO TOUR THIS PROPERTY
PLEASE CONTACT:**

GRINDSTONE INDUSTRIAL PROPERTIES

816-421-1500