

GRINDSTONE INDUSTRIAL PROPERTIES

FOR SUBLEASE

87,066 SQUARE FEET

DIVISIBLE

**1601 ST LOUIS
KANSAS CITY, MISSOURI**



MODERN AMENITIES

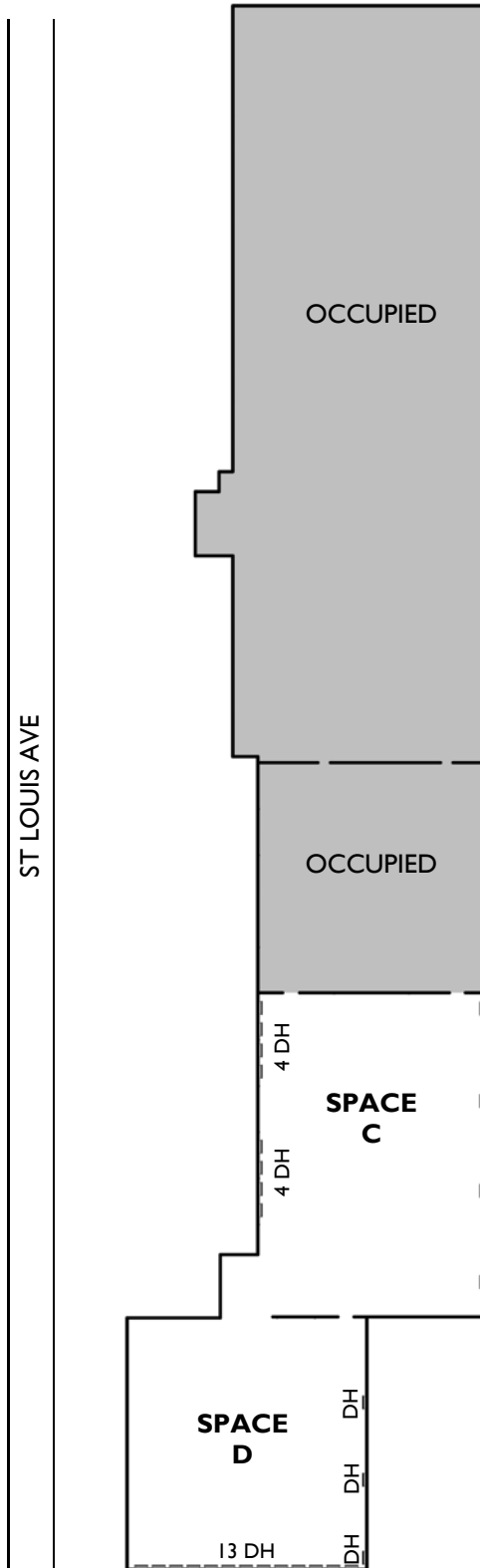
EXCELLENT HIGHWAY ACCESS

HIGH CUBE DISTRIBUTION

SPECIFICATIONS

	C	D
SPACE SF	46,666	40,400
OFFICE SF	1,500	960
CONSTRUCTION	T-CONCRETE & METAL	T-CONCRETE & METAL
CLEAR HEIGHT	28' - 30'	23' - 25'
COLUMN SPACING	60' x 37' 6"	40' x 30'
LOADING	8 DOCK HIGH DOORS W/ LEVELERS & LIGHTS	16 DOCK HIGH DOORS
LIGHTING	SODIUM VAPOR	FLUORESCENT
ELECTRICAL	225 AMP / 480 VOLT 225 AMP / 480 VOLT 3 PHASE	100 AMP / 240 VOLT 200 AMP / 240 VOLT
SPRINKLER	WET	WET
RAIL	UP	UP
LEASE RATE	\$3.65	\$3.65

FLOOR PLAN



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1600 GENESSEE, 650
KANSAS CITY, MO 64102

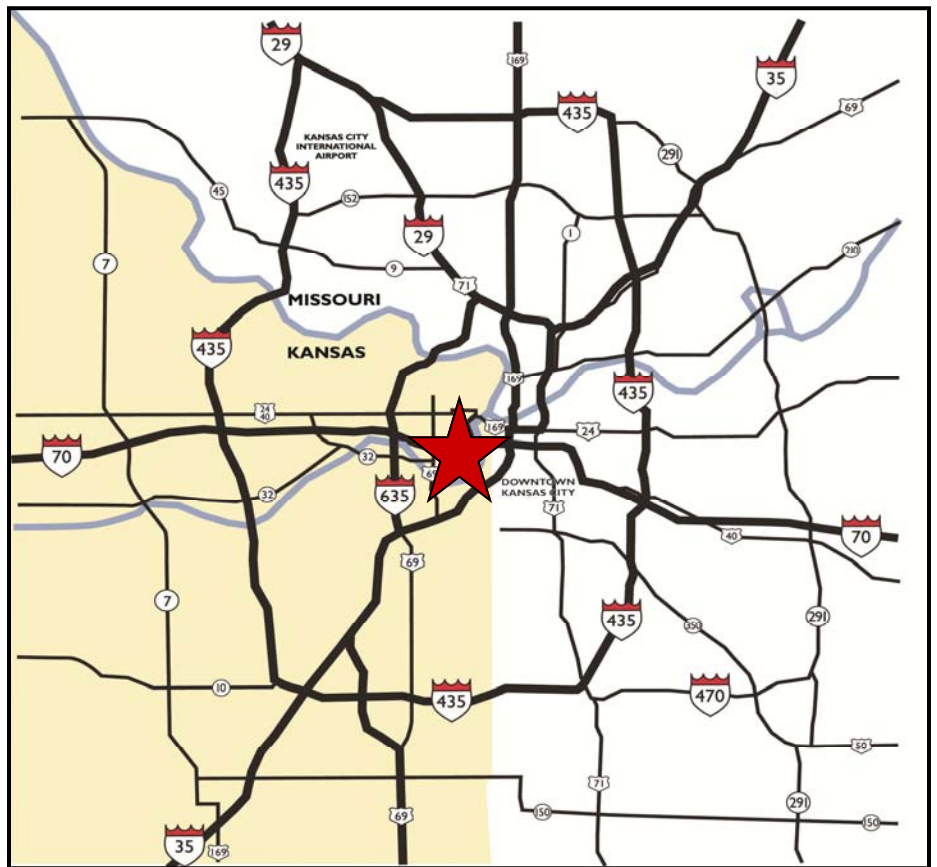
www.grindstone-properties.com



**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