

GRINDSTONE INDUSTRIAL PROPERTIES

# **FOR SALE OR LEASE**

**305,000 SF DIVISIBLE**

**26+ ACRES**

**MANUFACTURING / WAREHOUSE**

**I ACTION DRIVE  
ODESSA, MISSOURI**



**ACTION PRODUCTS PLASTICS**

**RURAL I-70**

**PRICED RIGHT!**

# SPECIFICATIONS



**TOTAL SF**            **305,000**  
□ A - 76,359 OFFICE / DISTR  
□ B - 123,176 MFG / DISTR  
□ C - 105,000 PLANT / MFG

**OFFICE SF**           **A - 7,200**  
                             **B - 500**  
                             **C - 2,000**

**LAND AREA**        **26+ ACRES**



**CLEAR HEIGHT**    **A - 22'**  
                             **B - 22' - 27'**  
                             **C - 13' - 26'**

**COLUMN SPACING**   **A - 40' x 40'**  
                             **B - 50' x 50'**  
                             **C - 24' x 21'**



**LOADING**            **BLDG A**  
                             □ 7 DH & 1 INTERIOR DH  
                             □ 1 DI RAMP  
                             □ 1 VH  
**BLDG B**  
                             □ 7 DH  
                             □ 3 DI  
**BLDG C**  
                             □ 7 DH



**RAIL**                    **YES - KC SOUTHERN**

**SPRINKLER**         **YES**

**ELECTRICAL**        **18,300 AMP / 120-480 VOLT / 3 PHASE**  
                             □ ON 51 SERVICES

**GAS**                    **3" & 6"**

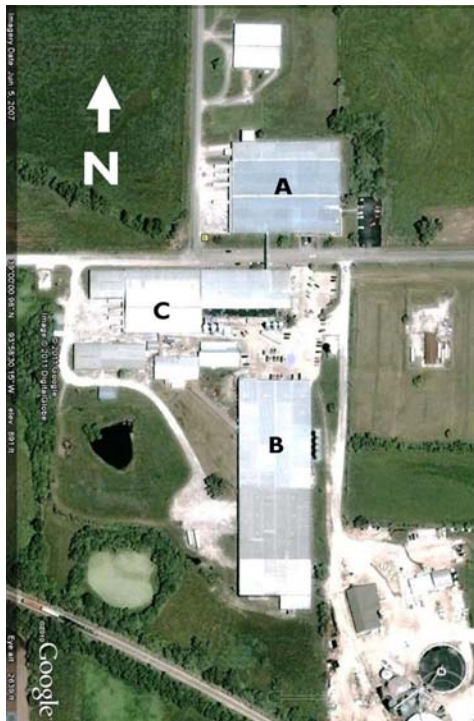
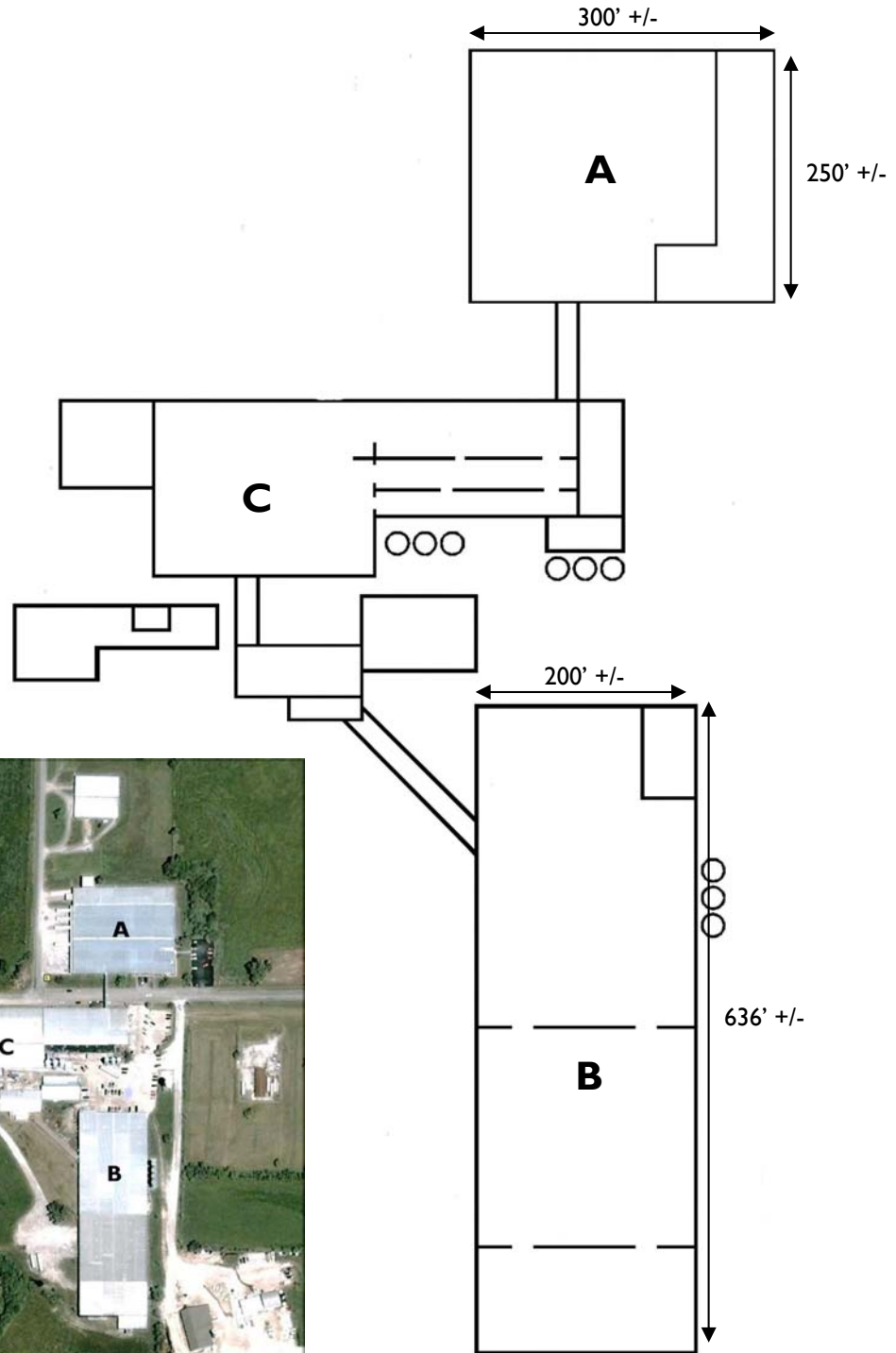
**LIGHTING**           **FLUORESCENT & METAL SODIUM**

**LEASE RATE**        **\$1.25 PSF GROSS INDUSTRIAL**

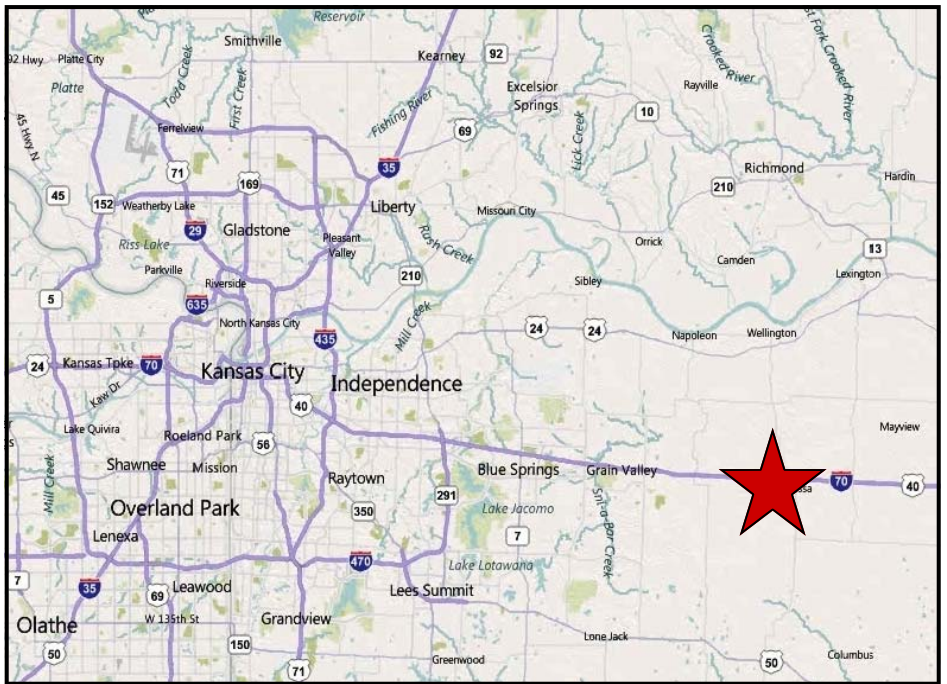


**SALE PRICE**         **\$3,000,000**  
                             □ A - \$1,150,000  
                             □ B - \$1,850,000

# FLOOR PLAN



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

**GRINDSTONE INDUSTRIAL PROPERTIES**

**816-421-1500**

**GRINDSTONE  
INDUSTRIAL PROPERTIES**

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