

GRINDSTONE INDUSTRIAL PROPERTIES

AVAILABLE

9,370 SQUARE FEET

WAREHOUSE / SERVICE FACILITY

**2810 NICHOLSON
KANSAS CITY, MISSOURI**



NORTHEAST INDUSTRIAL AREA

PRICED TO SELL

SPECIFICATIONS

BUILDING SQUARE FOOTAGE	9,370
OFFICE SQUARE FOOTAGE	2,100
SITE SQUARE FOOTAGE	33,000
CONSTRUCTION	CMU
ROOF	BUILT UP
CLEAR HEIGHT	18'
FLOOR	CONCRETE
LOADING	2 DRIVE IN DOORS
ELECTRICAL	TBD
LIGHTING	FLUORESCENT
ZONING	MI-5
LEASE RATE	\$5.50 PSF GROSS INDUSTRIAL
SALE PRICE	\$269,500 (\$28.76 PSF)

FLOOR PLAN



