

GRINDSTONE INDUSTRIAL PROPERTIES

**AVAILABLE**

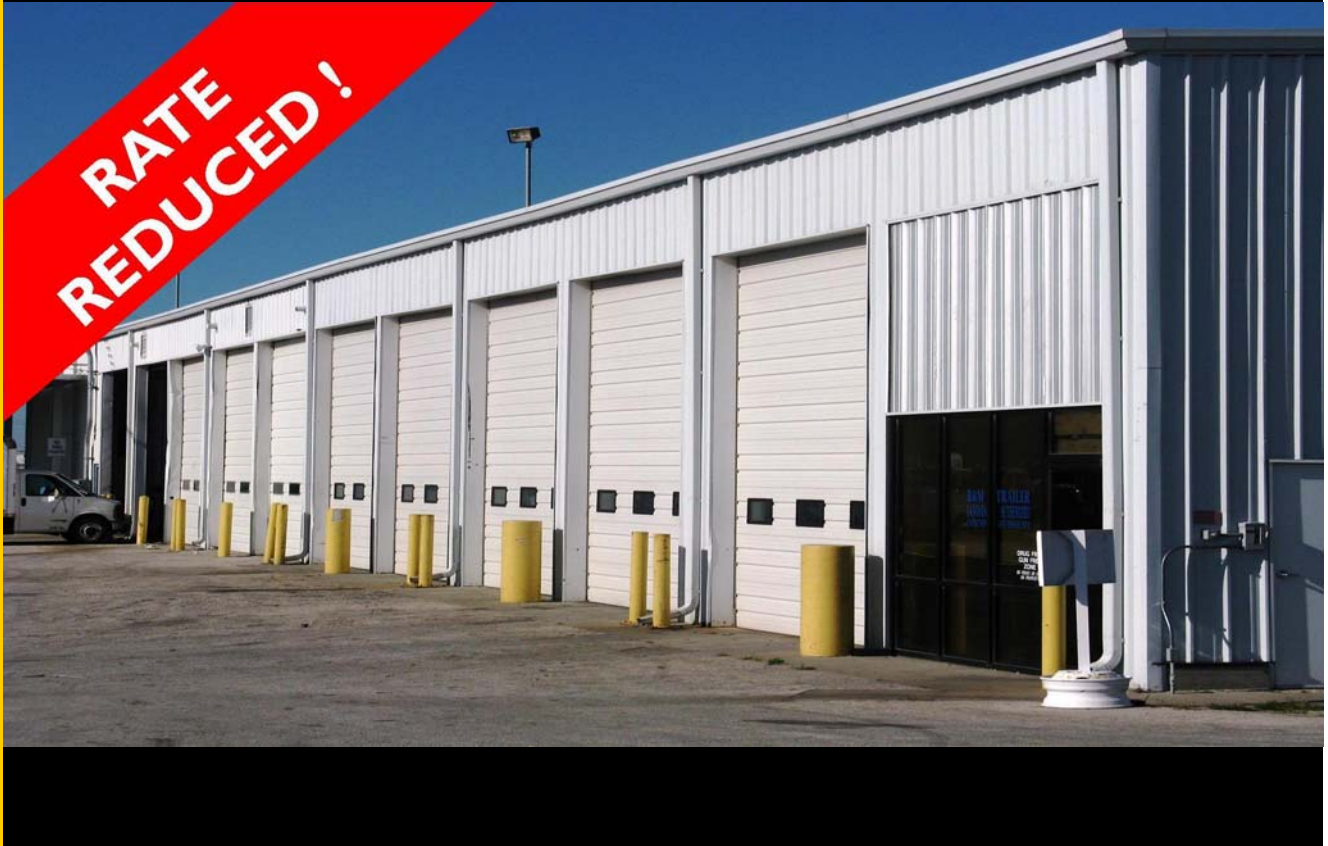
**8,500 SQUARE FEET**

**2 +/- ACRES**

**SERVICE BAYS**

**51 OSAGE  
KANSAS CITY, KANSAS**

**RATE  
REDUCED!**



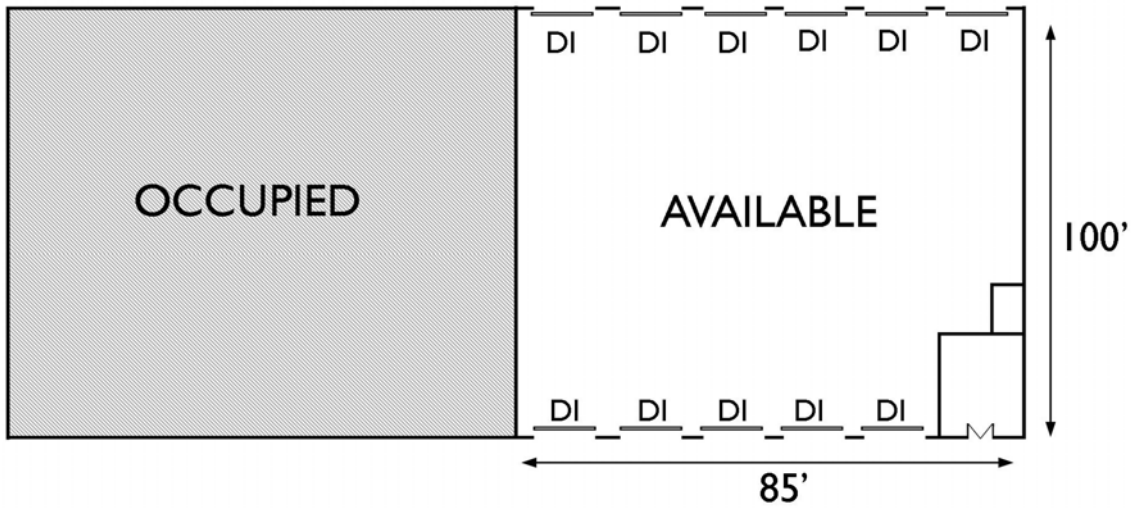
**CENTRAL ARMOURDALE LOCATION**

**OUTSIDE STORAGE AVAILABLE**

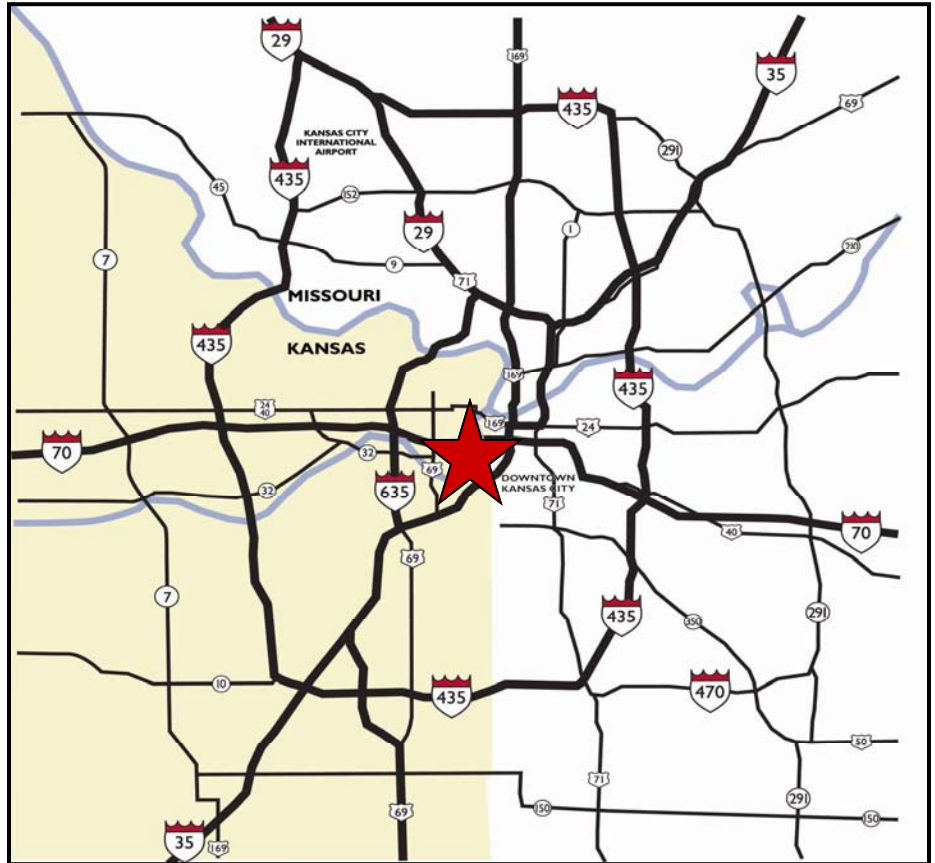
# SPECIFICATIONS

<b>BUILDING SQUARE FOOTAGE</b>	<b>8,500</b> ■ 100' x 85'
<b>OFFICE SQUARE FOOTAGE</b>	<b>360</b>
<b>SITE</b>	<b>+/- 2 ACRES</b>
<b>CONSTRUCTION</b>	<b>METAL</b>
<b>CLEAR HEIGHT</b>	<b>18'</b>
<b>COLUMN SPACING</b>	<b>CLEAR SPAN</b>
<b>FLOOR</b>	<b>CONCRETE</b>
<b>LOADING</b>	<b>11 DRIVE IN DOORS</b> ■ 16' H x 12' W <b>5 DRIVE THRU EACH SIDE</b> ■ 16' H x 12' W
<b>LIGHTING</b>	<b>HIGH BAY METAL HALIDE</b>
<b>ELECTRICAL</b>	<b>200 AMP / 208 VOLT / 3 PHASE</b>
<b>STORAGE</b>	<b>OUTSIDE STORAGE AVAILABLE</b>
<b>LEASE RATE</b>	<b>\$5.50 / SF GROSS</b>

# SITE / 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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