

AVAILABLE

**60,000 SQUARE FEET
WAREHOUSE**

**6200 ST JOHN
KANSAS CITY, MISSOURI**



SECURED EXTERIOR STORAGE

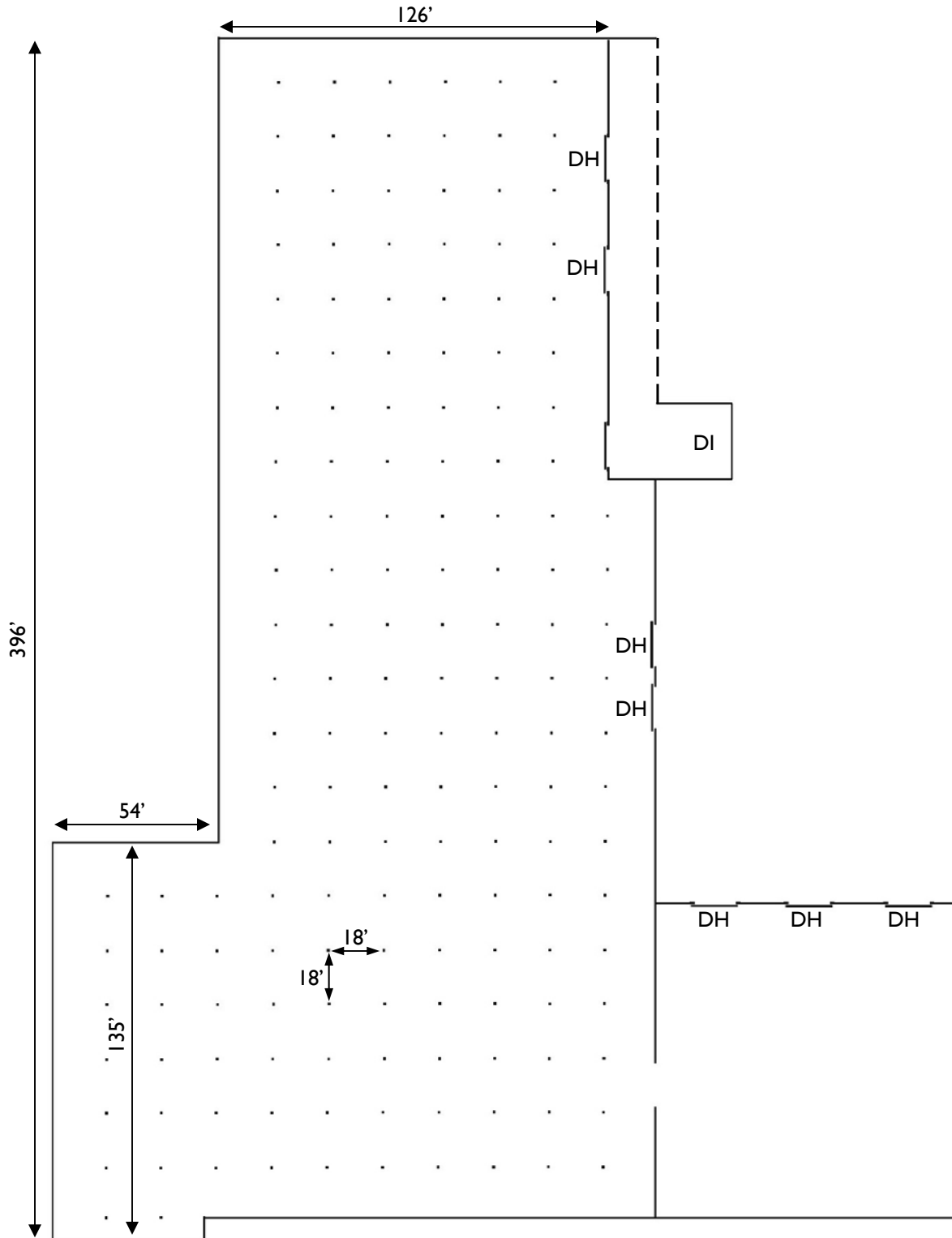
2,000 SF OFFICE

ACCESS VIA I-435 & FRONT ST

SPECIFICATIONS

BUILDING SQUARE FOOTAGE	60,000 CONTINUOUS ON 1 FLOOR
OFFICE SQUARE FOOTAGE	2,000
EXTERIOR STORAGE	35,000 SF
CONSTRUCTION	CONCRETE & STEEL
CLEAR HEIGHT	13'
COLUMN SPACING	18' x 18'
FLOOR	CONCRETE 300 LB SF LOAD CAPACITY
LOADING	7 DOCK HIGH DOORS 1 DRIVE IN DOOR
ELECTRICAL	480 AMP / 220 VOLT / 3 PHASE
LIGHTING	FLUORESCENT
SPRINKLER	WET
LEASE RATE	\$1.35 GROSS INDUSTRIAL

FLOOR PLAN



GRINDSTONE INDUSTRIAL PROPERTIES

GRINDSTONE INDUSTRIAL PROPERTIES

1600 GENESSEE, 650
KANSAS CITY, MO 64102

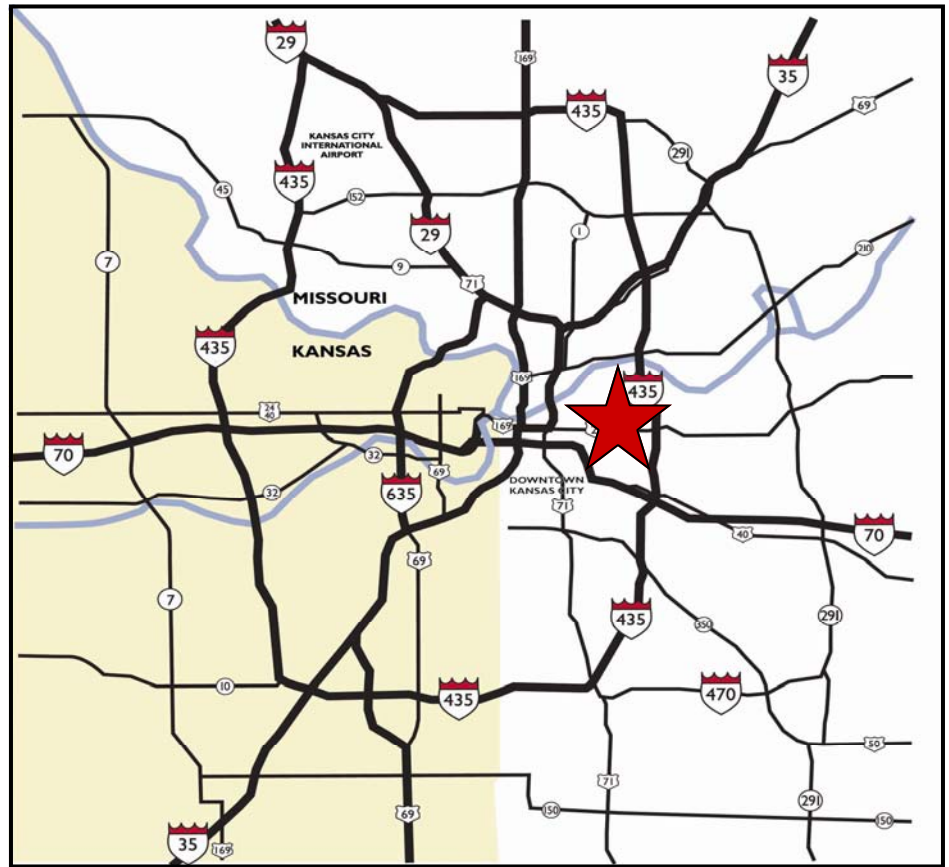
www.grindstone-properties.com



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