

GRINDSTONE INDUSTRIAL PROPERTIES

FOR LEASE

**18,000 SQUARE FEET
WAREHOUSE**

**64 KANSAS AVE
KANSAS CITY, KANSAS**



CENTRAL ARMOURDALE LOCATION

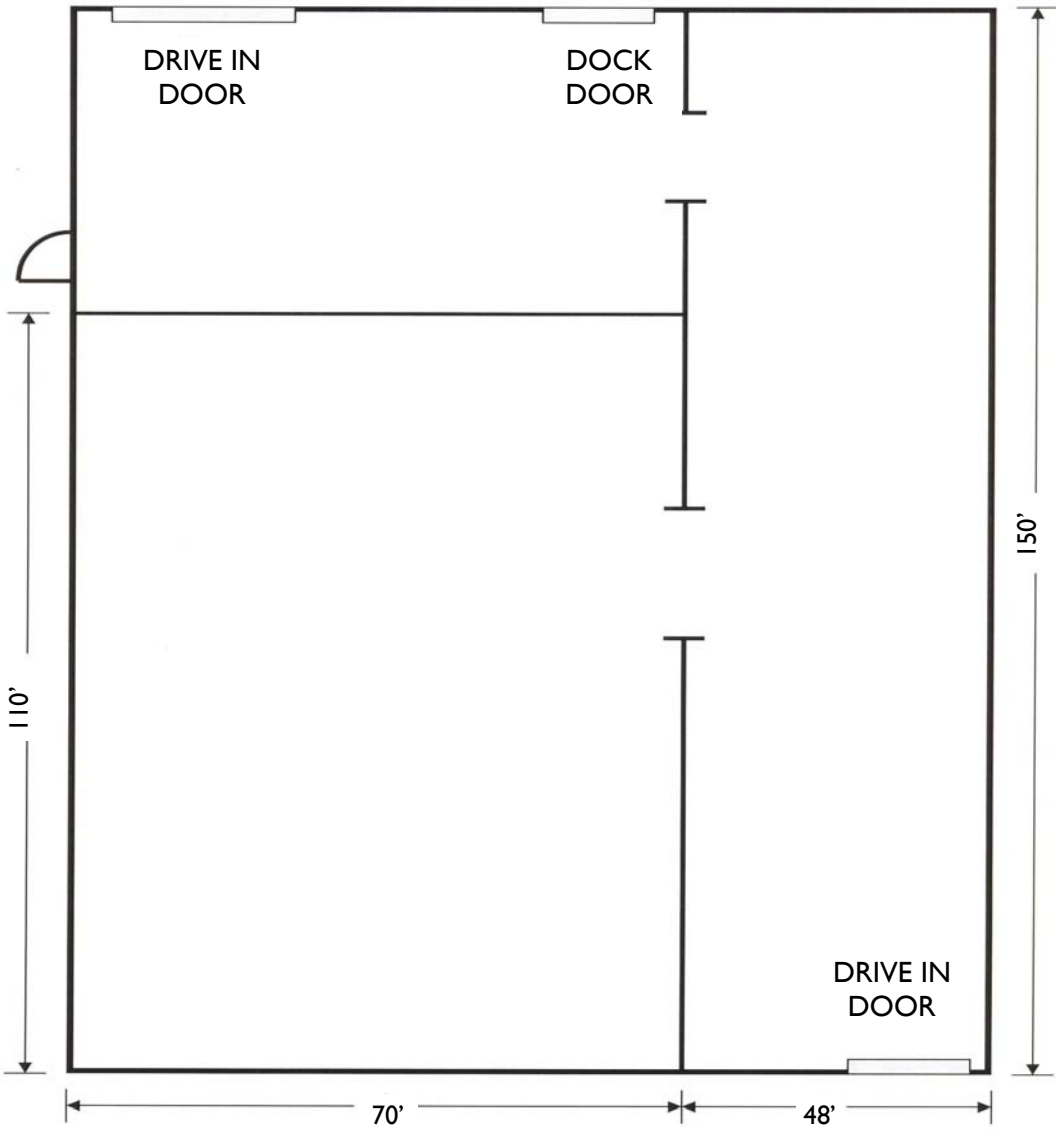
EXTRA LAND

FENCED OUTSIDE STORAGE

SPECIFICATIONS

| | |
|--------------------------------|--|
| BUILDING SQUARE FOOTAGE | 18,000 |
| OFFICE SQUARE FOOTAGE | 1,000 / BTS |
| CONSTRUCTION | CMU |
| CLEAR HEIGHT | 18'-3" |
| COLUMN SPACING | CLEAR SPAN |
| FLOOR | CONCRETE |
| LOADING | 1 DOCK HIGH DOOR <ul style="list-style-type: none">■ 9' x 12' 2 DRIVE IN DOORS <ul style="list-style-type: none">■ 14' x 12'■ 12' x 12' |
| ELECTRICAL | 1200 AMPS / 208 VOLTS / 3 PHASE |
| LIGHTING | METAL HALIDE |
| CRANE SERVED | YES |
| ZONING | M3 - HEAVY INDUSTRIAL |
| LEASE RATE | \$2.95 |

SITE / FLOOR PLAN



GRINDSTONE INDUSTRIAL PROPERTIES

GRINDSTONE INDUSTRIAL PROPERTIES

1600 GENESSEE, 650
KANSAS CITY, MO 64102

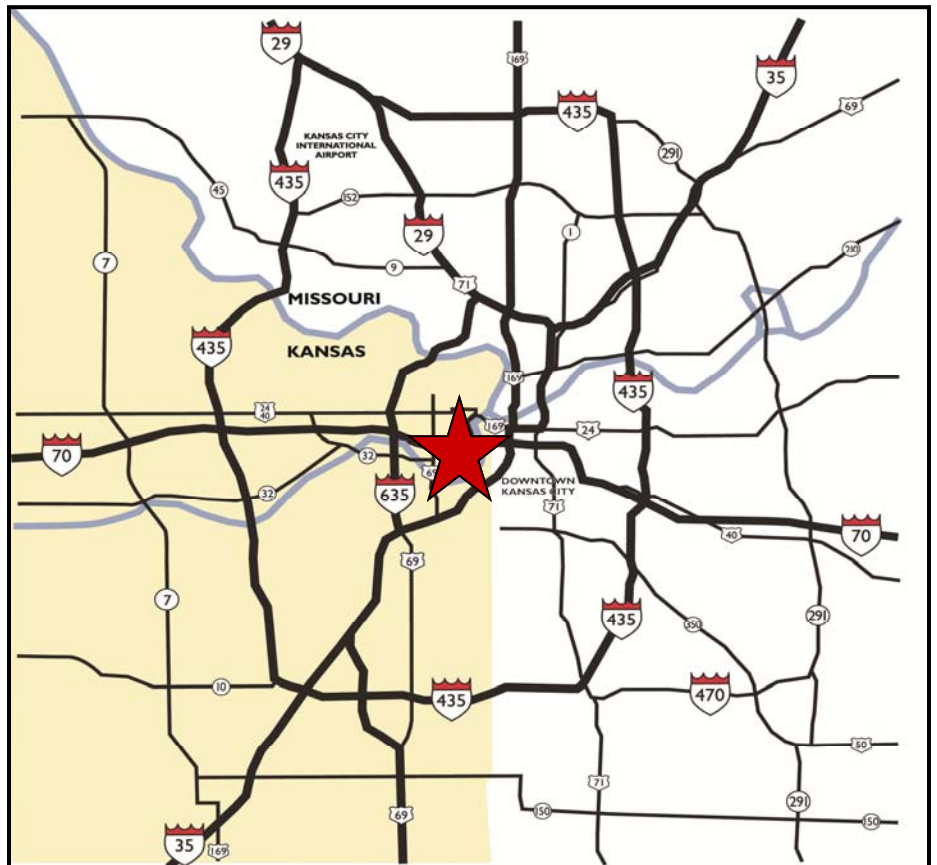
www.grindstone-properties.com



**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