

AVAILABLE

135,780 SF / DIVISIBLE

MANUFACTURING / STORAGE

**7219 E 17TH
KANSAS CITY MISSOURI**



5 / 10 / 15 TON BRIDGE CRANES

HIGH BAYS

DRIVE IN DOORS

SPECIFICATIONS

BUILDING SF	135,780 DIVISIBLE TO 14,288
OFFICE SF	752
LAND AREA	11 +/- ACRES
CONSTRUCTION	STEEL
ROOF	METAL
CLEAR HEIGHT	18' - 30'
COLUMN SPACING	40' X 35'-80'
FLOOR	CONCRETE
LOADING	10 DRIVE IN DOORS
ELECTRICAL	480 AMP / 800 VOLT / 3 PHASE
HVAC	GAS FIRED CEILING
LIGHTING	T-5 FLUORESCENT
ZONING	M2A
LEASE RATE	\$3.95 INDUSTRIAL GROSS
SALE PRICE	\$5,000,000

SITE





KEVIN SLEYSTER
INDUSTRIAL
SALES & LEASING

816-985-4861

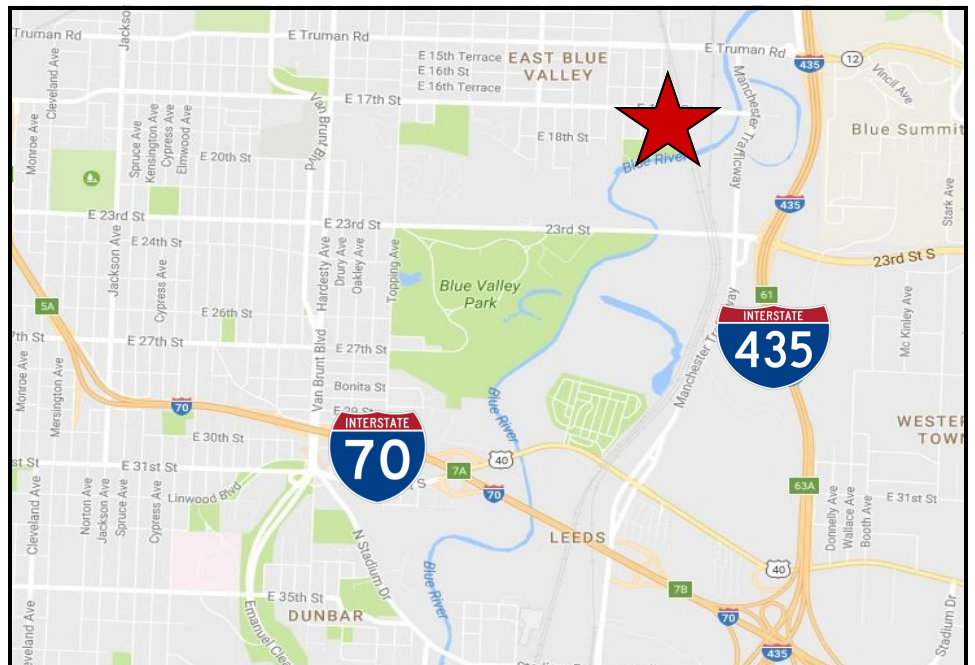
ksleyster@grindstone-properties.com



PAUL E NEAL
SIOR CCIM
OWNER / INDUSTRIAL
SALES & LEASING

816-421-1510

pneal@grindstone-properties.com



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

GRINDSTONE INDUSTRIAL PROPERTIES

816-421-1500