

**FOR LEASE**

**103,000 SQUARE FEET**

**DIVISIBLE TO 50,000 SF +/-**

**DISTRIBUTION / MFG / WAREHOUSE**

**825 ARMOURDALE  
KANSAS CITY, KANSAS**



**CENTRAL KC LOCATION**

**GREAT ACCESS TO I-35 & I-70**

# SPECIFICATIONS

<b>TOTAL SQUARE FOOTAGE</b>	<b>103,000</b>
<b>OFFICE SQUARE FOOTAGE</b>	<b>6,500</b>
<b>CONSTRUCTION</b>	<b>CONCRETE &amp; METAL</b>
<b>CLEAR HEIGHT</b>	<b>26' - 30'</b>
<b>COLUMN SPACING</b>	<b>62.5' x 25'</b>
<b>FLOOR</b>	<b>CONCRETE</b>
<b>LOADING</b>	<b>20 DOCK HIGH DOORS 1 DRIVE IN DOOR</b>
<b>RAIL</b>	<b>YES - KANSAS CITY TERMINAL</b>
<b>SPRINKLER</b>	<b>WET</b>
<b>ELECTRICAL</b>	<b>600 AMP / 277/480 VOLT / 3 PHASE</b>
<b>LIGHTING</b>	<b>T-5 HO WITH MOTION SENSOR</b>
<b>ZONING</b>	<b>M3</b>
<b>ACCESSIBILITY</b>	<b>VIA I-70, I-35, &amp; I-670</b>
<b>LEASE RATE</b>	<b>\$3.75 GROSS</b>



## GRINDSTONE INDUSTRIAL PROPERTIES

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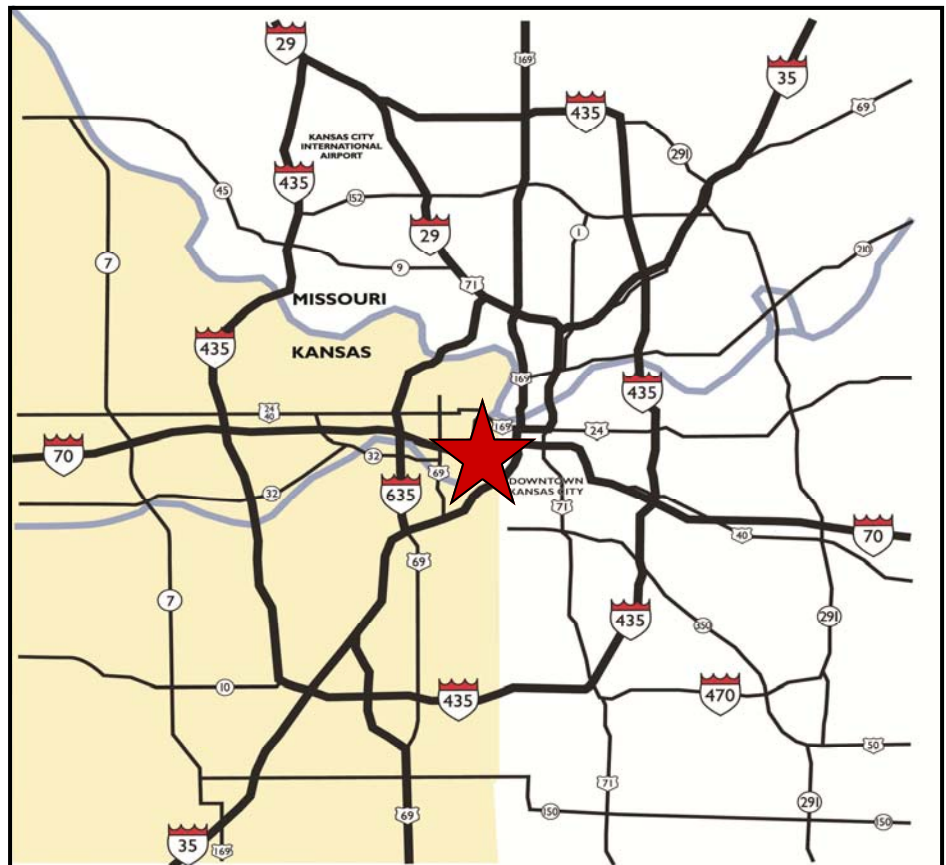
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FOR MORE INFORMATION OR TO TOUR THIS PROPERTY  
PLEASE CONTACT:

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