

**FOR LEASE**

**175,000 SF**

**DISTRIBUTION / WAREHOUSE**

**830 KINDLEBERGER  
KANSAS CITY KANSAS**



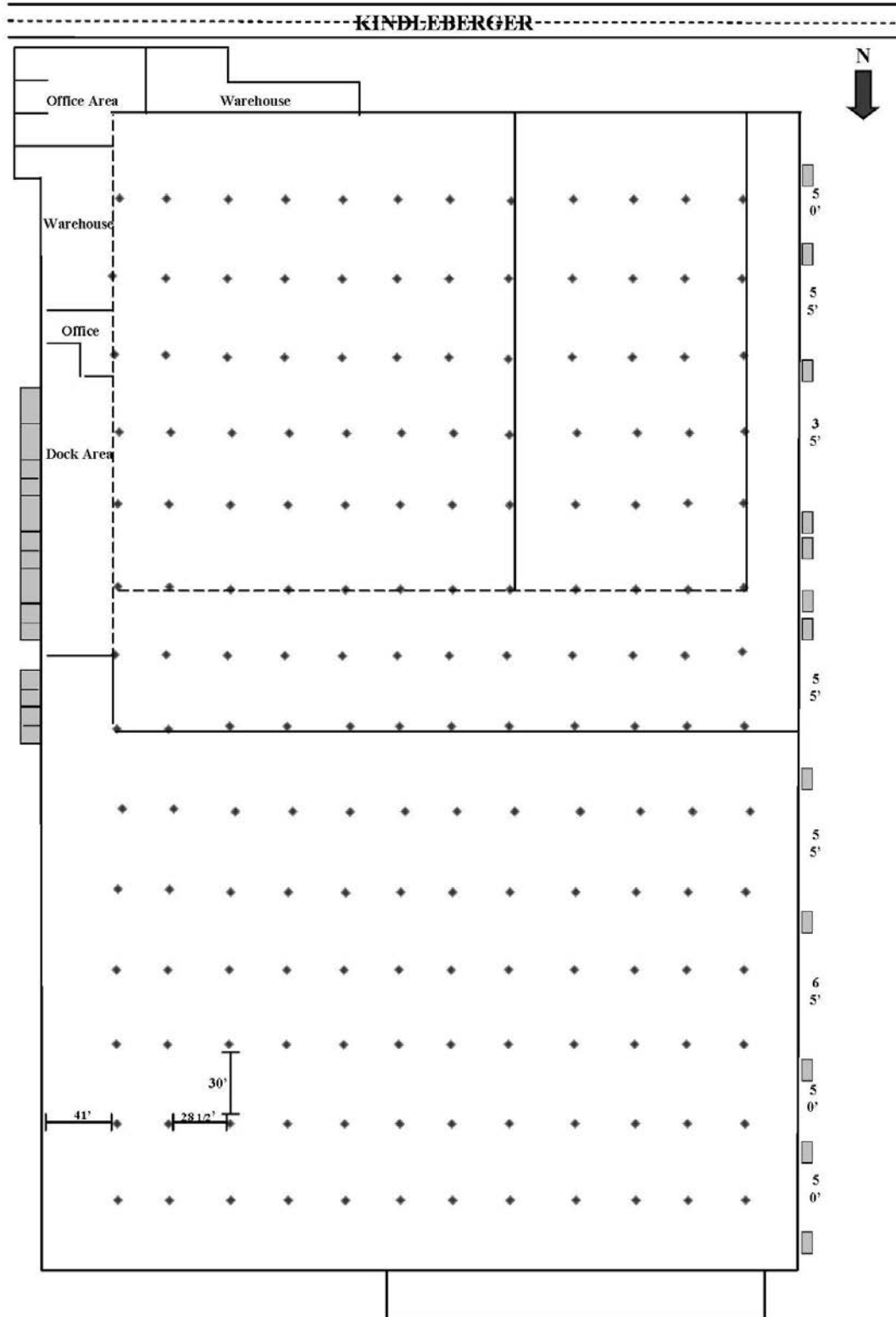
**FAIRFAX CENTRAL LOCATION**

**19 DOCK HIGH DOORS**

# SPECIFICATIONS

<b>BUILDING SF</b>	<b>175,000</b>
<b>OFFICE SF</b>	<b>BTS</b>
<b>CONSTRUCTION</b>	<b>BRICK &amp; CMU</b>
<b>ROOF</b>	<b>BUILT UP</b>
<b>CLEAR HEIGHT</b>	<b>22'</b>
<b>COLUMN SPACING</b>	<b>30' x 28' 1/2"</b>
<b>FLOOR</b>	<b>CONCRETE</b>
<b>LOADING</b>	<b>19 DOCK HIGH DOORS 1 DRIVE-IN DOOR</b>
<b>ELECTRICAL</b>	<b>1200 AMPS / 240 VOLTS</b>
<b>LIGHTING</b>	<b>T-5 FLUORESCENT</b>
<b>RAIL SERVICE</b>	<b>UNION PACIFIC</b>
<b>SPRINKLER</b>	<b>DRY SYSTEM</b>
<b>LEASE RATE</b>	<b>\$3.75 GROSS INDUSTRIAL</b>

# FLOOR PLAN



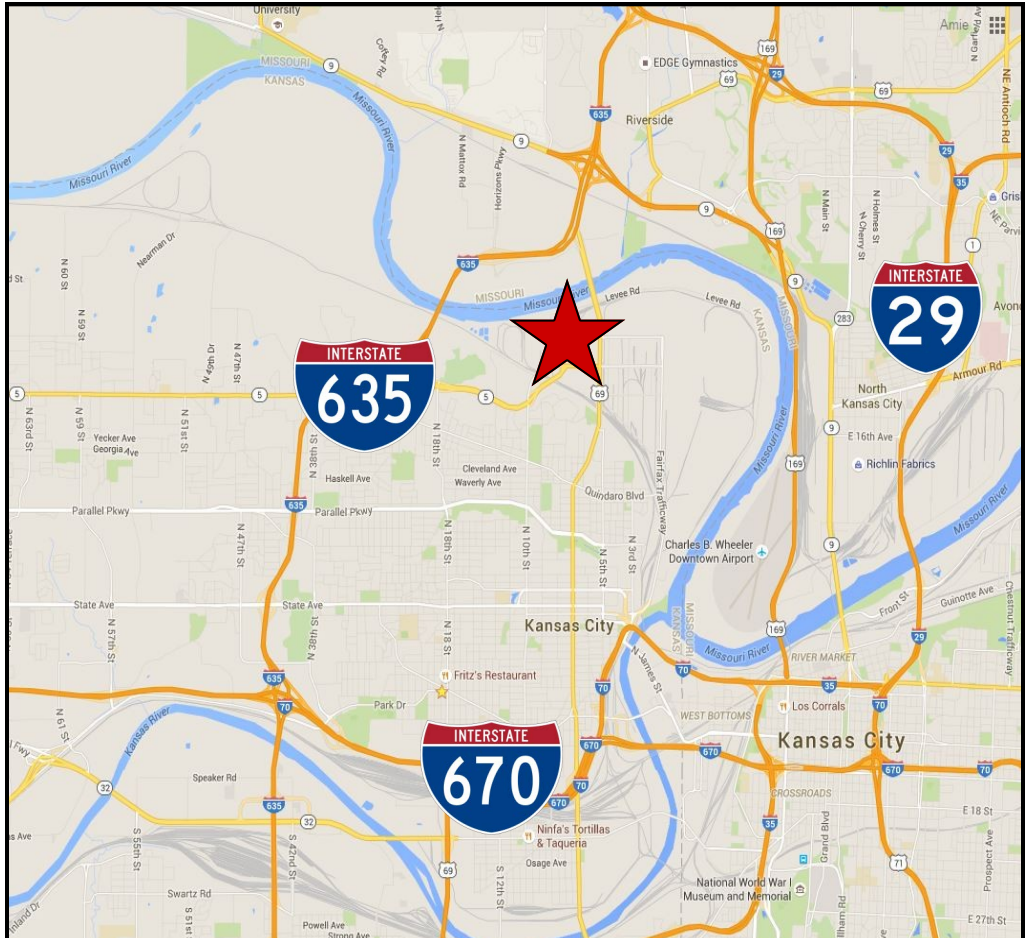


**PAUL E NEAL**  
**SIOR CCIM**

**OWNER / INDUSTRIAL**  
**SALES & LEASING**

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

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