

GRINDSTONE INDUSTRIAL PROPERTIES

**AVAILABLE**

**7,500 SQUARE FEET**

**WAREHOUSE / SERVICE FACILITY**

**950 KANSAS AVE  
KANSAS CITY, MISSOURI**



**NORTHEAST INDUSTRIAL AREA**

**6 BAY BUILDING!**

**LARGE LOT**

# SPECIFICATIONS

<b>BUILDING SQUARE FOOTAGE</b>	<b>7,500</b>
<b>OFFICE SQUARE FOOTAGE</b>	<b>1,300</b>
<b>SITE SQUARE FOOTAGE</b>	<b>50,000</b>
<b>CONSTRUCTION</b>	<b>CMU</b>
<b>ROOF</b>	<b>BUILT UP</b>
<b>CLEAR HEIGHT</b>	<b>18'</b>
<b>FLOOR</b>	<b>CONCRETE</b>
<b>LOADING</b>	<b>6 DRIVE IN DOORS</b>
<b>ELECTRICAL</b>	<b>TBD</b>
<b>LIGHTING</b>	<b>FLUORESCENT</b>
<b>LEASE RATE</b>	<b>\$5.50 PSF GROSS INDUSTRIAL</b>
<b>SALE PRICE</b>	<b>\$289,500 (\$38.60 PSF)</b>

# FLOOR PLAN



