

FOR LEASE

87,263 SF w/ 4 ACRES

WAREHOUSE / DIVISIBLE

**10 SHAWNEE
KANSAS CITY KANSAS**



2 SIDED RAIL SERVICE

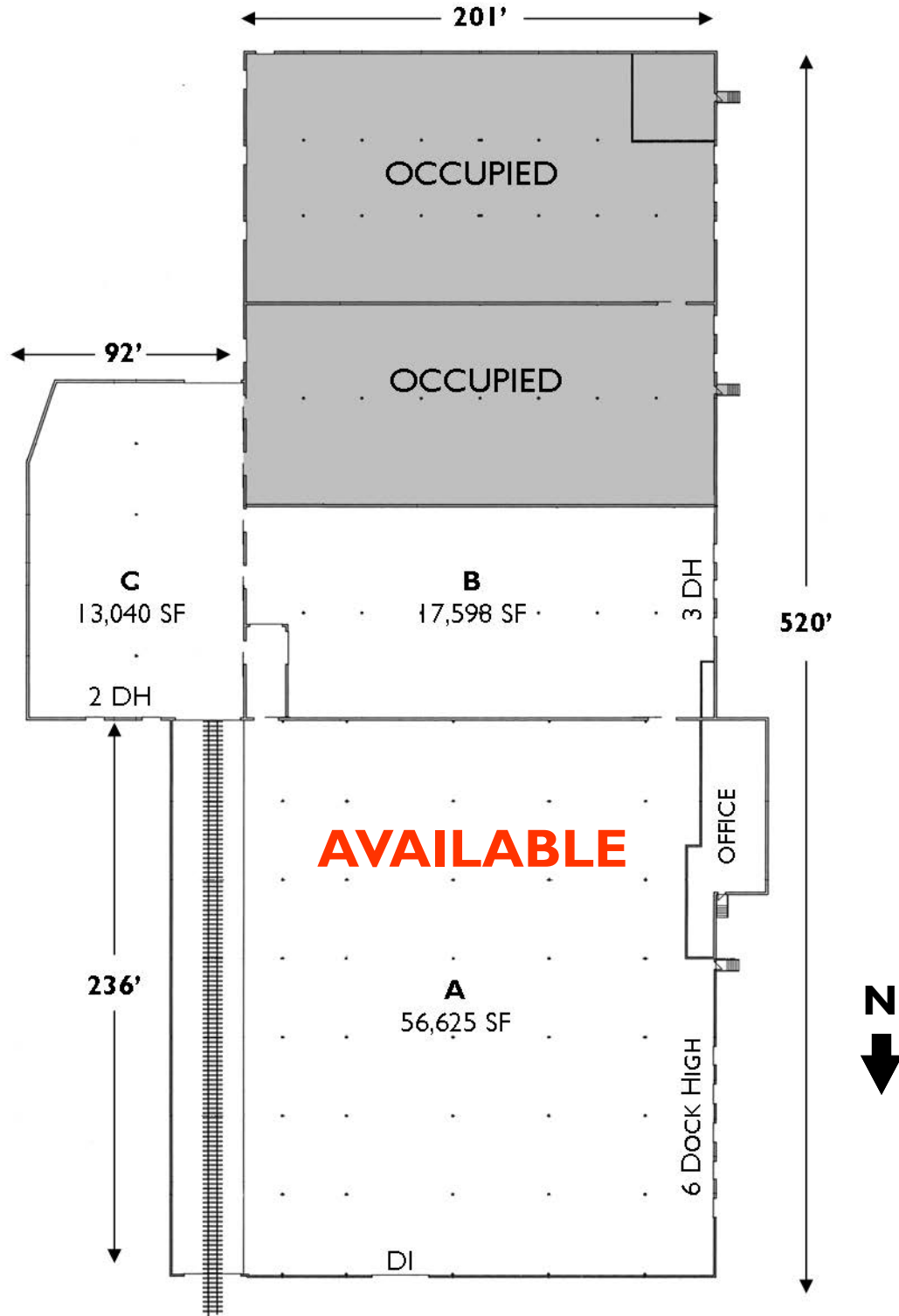
LARGE LAYDOWN YARD

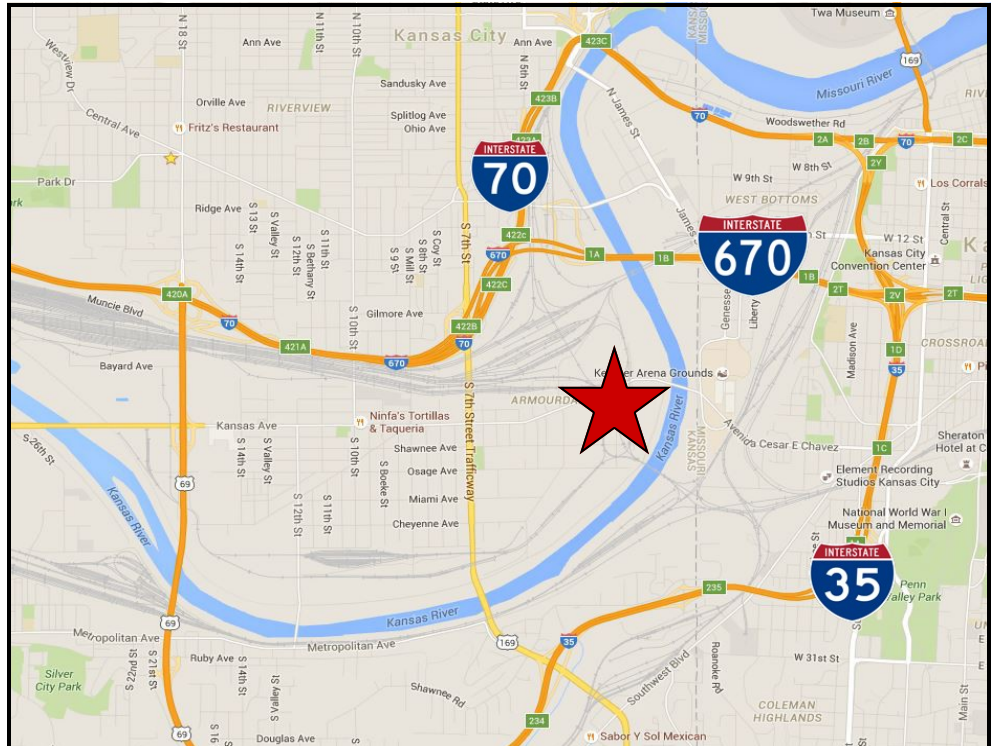
CENTRAL ARMOURDALE LOCATION

SPECIFICATIONS

BUILDING SQUARE FOOTAGE	87,263
DIVISIBLE TO	A - 56,625 B - 17,598 C - 13,040
SITE	+/- 4 ACRES
OFFICE SQUARE FOOTAGE	1,747
CONSTRUCTION	CONCRETE BLOCK
CLEAR HEIGHT	25' & 20'
COLUMN SPACING	45' X 40' TYPICAL
LOADING	11 DOCK HIGH DOORS 1 DRIVE IN DOOR (18' X 16')
ELECTRICAL	A <ul style="list-style-type: none">■ 100 AMP / 480/277 VOLT / 3 PHASE■ 100 AMP / 230 VOLT / 3 PHASE■ 200 AMP / 240/120 VOLT / 3 PHASE B / C <ul style="list-style-type: none">■ 100 AMP / 240/120 VOLT / 3 PHASE■ 2,000 AMP / 480/277 VOLT / 3 PHASE
SPRINKLER	DRY
RAIL	YES - KC TERMINAL INTERIOR LOADING
ZONING	M3
ACCESSABILITY	VIA I-70, I-35, & I-670
LEASE RATE	\$3.95 GROSS INDUSTRIAL

FLOOR PLAN





PAUL E NEAL
SIOR CCIM

**OWNER / INDUSTRIAL
SALES & LEASING**

816-421-1510

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

GRINDSTONE INDUSTRIAL PROPERTIES

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