

**FOR LEASE**

**30,638 SF**

**WAREHOUSE / MANUFACTURING**

**10 SHAWNEE  
KANSAS CITY KANSAS**



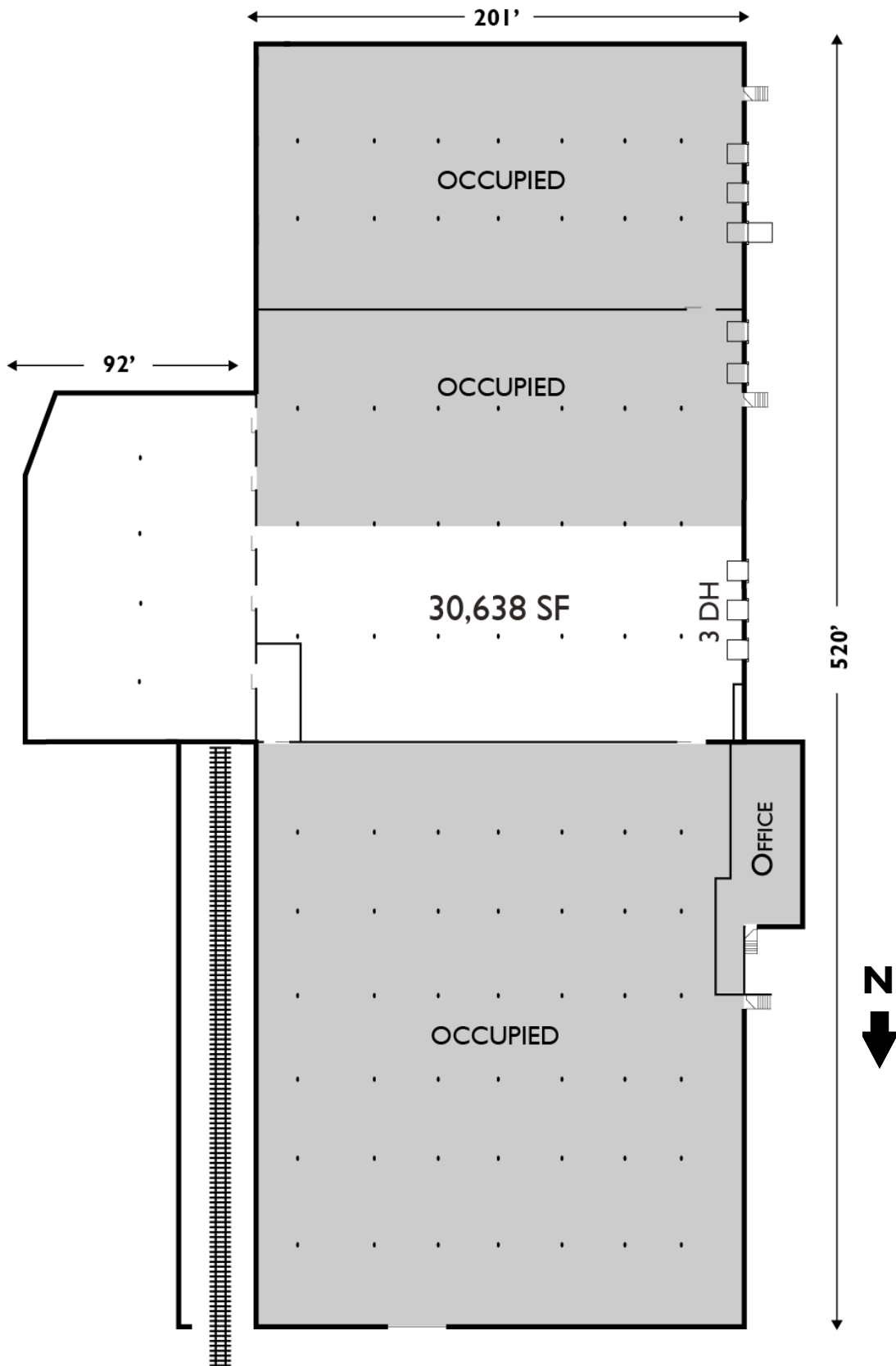
**HEAVY POWER**

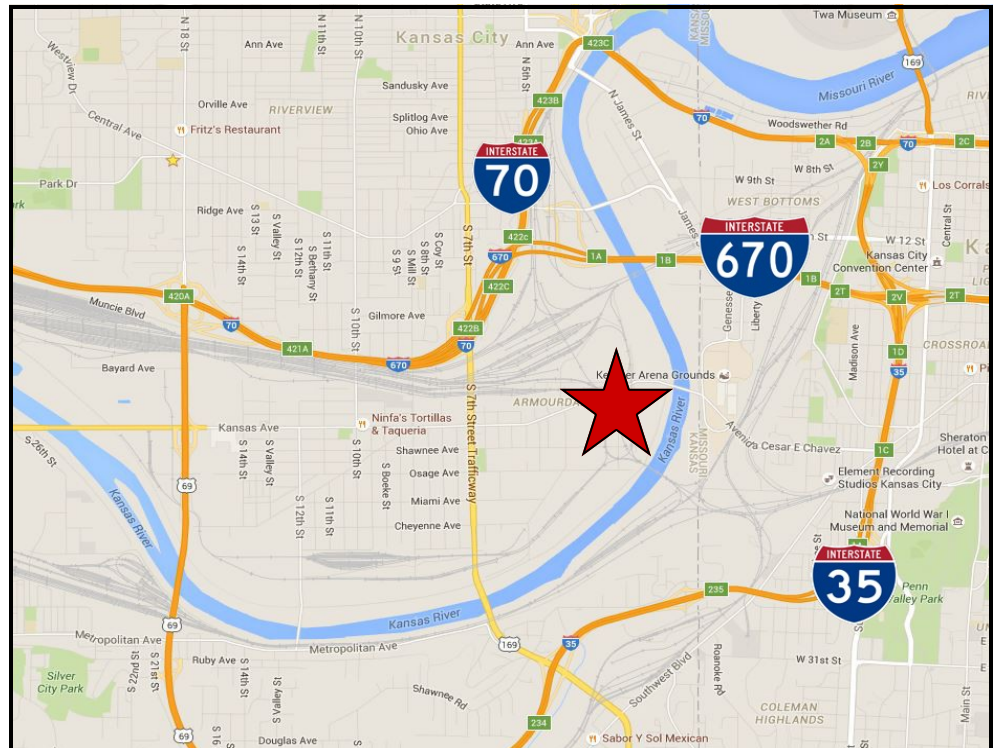
**CENTRAL ARMOURDALE LOCATION**

# SPECIFICATIONS

<b>BUILDING SF</b>	<b>30,638</b>
<b>OFFICE SF</b>	<b>BTS</b>
<b>CONSTRUCTION</b>	<b>CONCRETE BLOCK</b>
<b>CLEAR HEIGHT</b>	<b>20'</b>
<b>COLUMN SPACING</b>	<b>45' x 40'</b>
<b>LOADING</b>	<b>3 DOCK HIGH DOORS</b>
<b>ELECTRICAL</b>	<b>2,000 AMP / 480/277 VOLT / 3 PHASE</b>
<b>SPRINKLER</b>	<b>DRY</b>
<b>ZONING</b>	<b>M3</b>
<b>ACCESSABILITY</b>	<b>VIA I-70, I-35, &amp; I-670</b>
<b>LEASE RATE</b>	<b>\$3.95 GROSS INDUSTRIAL</b>

# 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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