

FOR LEASE

67,500 SF / DIVISIBLE

WAREHOUSE / DISTRIBUTION

**119 OSAGE
KANSAS CITY KANSAS**



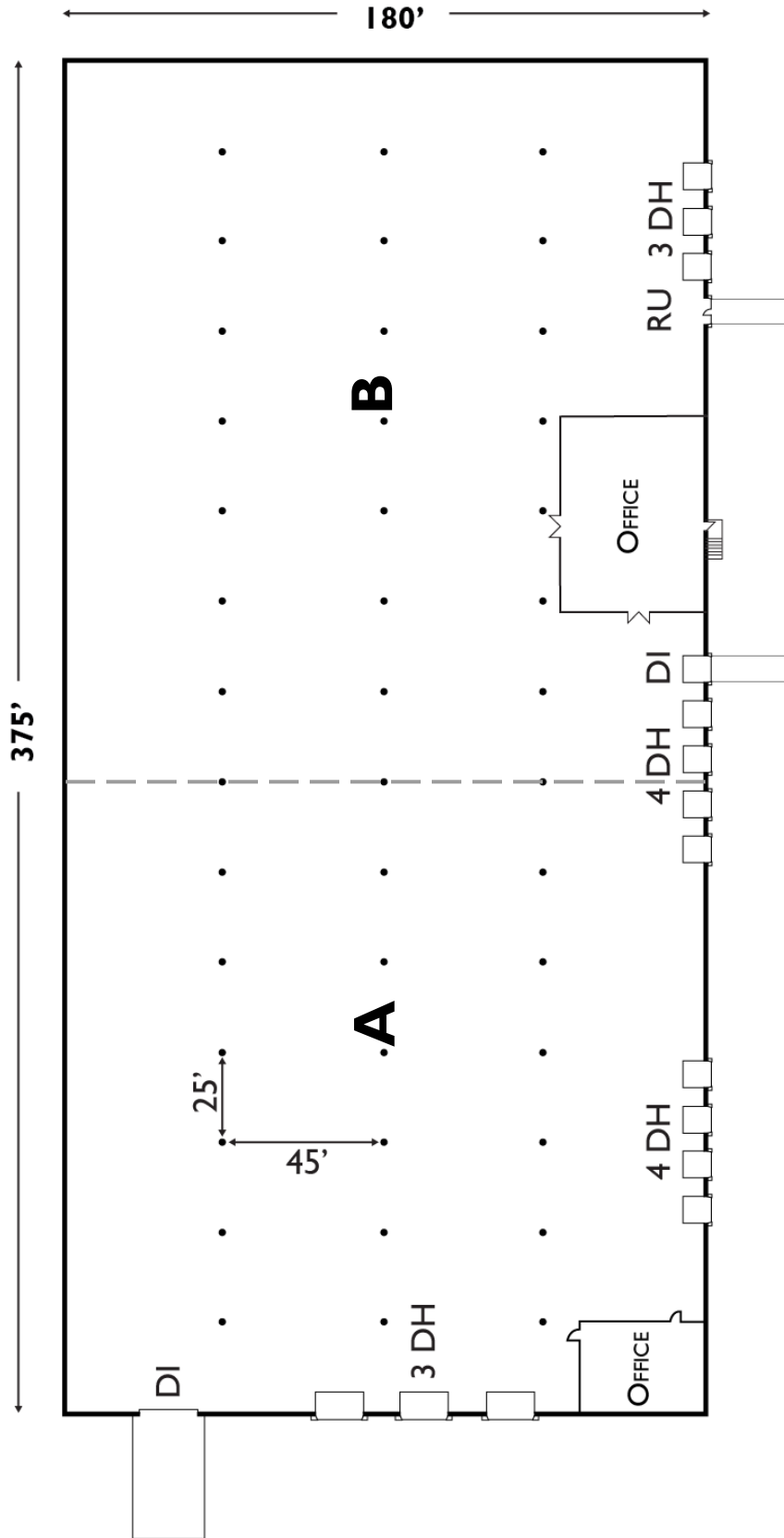
GREAT HIGHWAY ACCESS

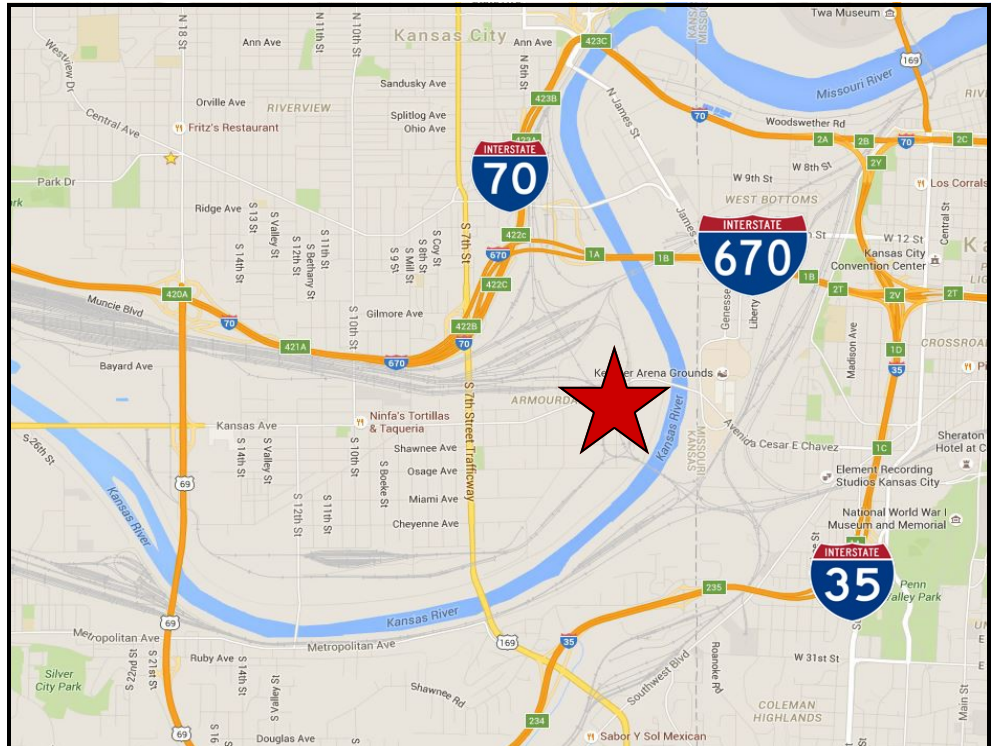
CENTRAL METRO LOCATION

SPECIFICATIONS

BUILDING SF	67,500
DIVISIBLE TO	A - 31,500 B - 36,000
OFFICE SF	A - 862 B - 2,200
CONSTRUCTION	CONCRETE & METAL
CLEAR HEIGHT	24' - 27'
COLUMN SPACING	45' x 25'
LOADING	14 DOCK HIGH DOORS DRIVE IN DOOR @ 16' x 16' DRIVE IN DOOR @ 9' x 8.5' RAMP UP DOOR
FLOOR	REINFORCED CONCRETE
ELECTRICAL	800 AMP / 480 V / 3 PHASE
SPRINKLER	ESFR
LIGHTING	T-5 ENERGY REDUCING FLUORESCENT
PARKING	30 TRAILERS / 70 CARS
RAIL SERVICE	POTENTIAL – KCT
ACCESSIBILITY	DIRECT ACCESS TO I-70 & I-35 VIA 7TH STREET
LEASE RATE	\$4.25 GROSS INDUSTRIAL

FLOOR PLAN





PAUL E NEAL
SIOR CCIM

**OWNER / INDUSTRIAL
SALES & LEASING**

816-421-1510

pneal@grindstone-properties.com

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

GRINDSTONE INDUSTRIAL PROPERTIES

816-421-1500