

FOR LEASE

180,000 SF

▪ **DIVISIBLE TO 100,000 SF & 80,000 SF**

DISTRIBUTION / MANUFACTURING

**845 / 901 ARMOURDALE PKWY
KANSAS CITY KANSAS**



GREAT MFG SPACE

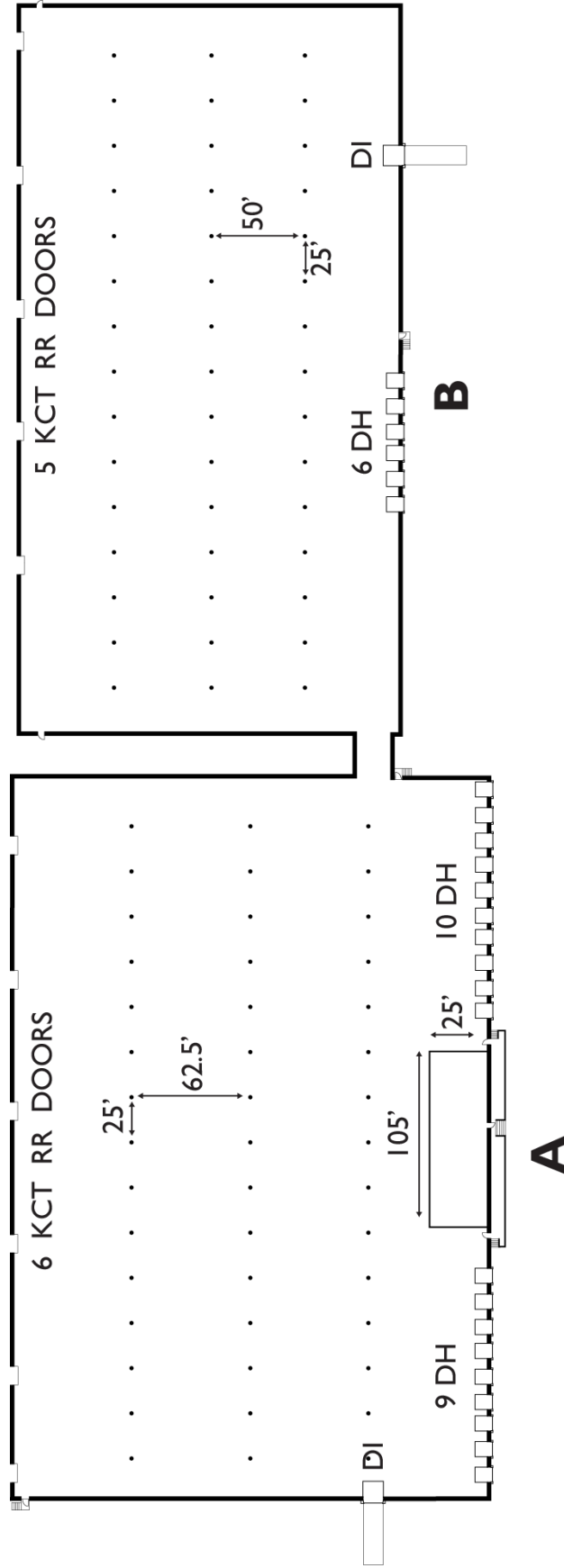
HEAVY POWER

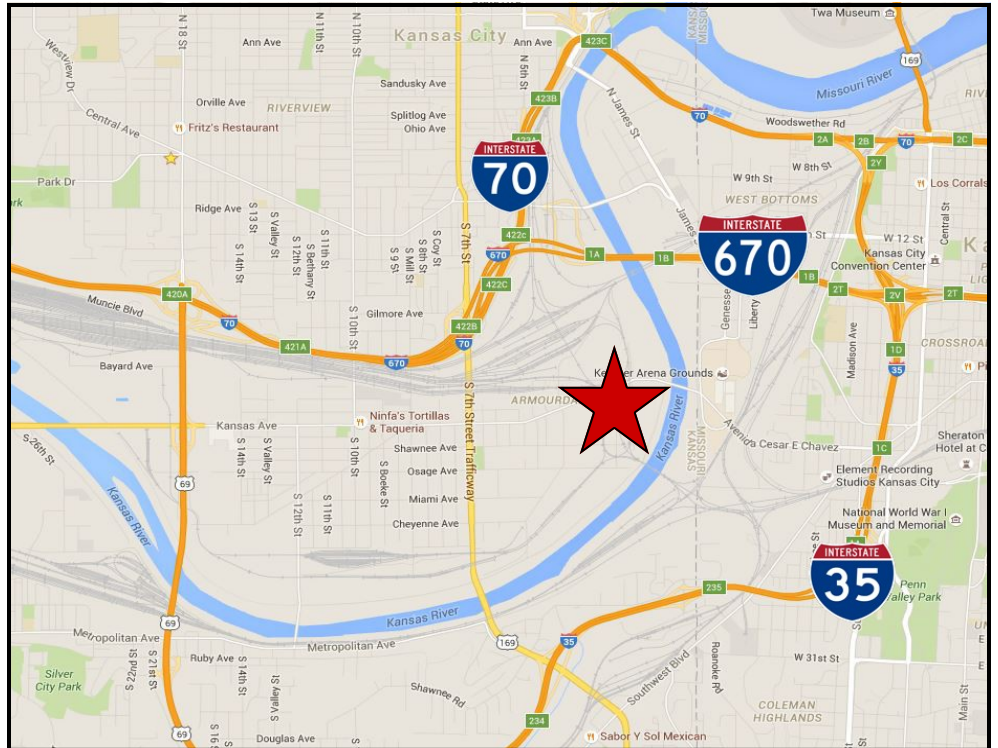
GREAT ACCESS TO I-35 & I-70

SPECIFICATIONS

TOTAL SF	180,000 BLDG A - 100,000 BLDG B - 80,000
OFFICE SF	BLDG A - 2,500
CONSTRUCTION	CONCRETE & METAL
CLEAR HEIGHT	26' - 30'
COLUMN SPACING	BLDG A - 62.5' x 25' BLDG B - 50' x 25'
FLOOR	CONCRETE
LOADING	25 DOCK HIGH DOORS 2 DRIVE IN DOORS 11 KCT RR DOORS
RAIL	YES - KANSAS CITY TERMINAL
SPRINKLER	YES
ELECTRICAL	12,400 AMP / 480 VOLT / 3 PHASE BLDG A ▪ 2 - 4,000 AMP / 480 VOLT / 3 PHASE ▪ 2 - 2,000 AMP / 480 VOLT / 3 PHASE BLDG B ▪ 1 - 400 AMP / 480 VOLT / 3 PHASE
LIGHTING	LED WITH MOTION SENSORS
ZONING	M3
ACCESSIBILITY	VIA I-70, I-35, & I-670
LEASE RATE	\$4.10 INDUSTRIAL GROSS

FLOOR PLAN





PAUL E NEAL
IPMG 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