

FOR LEASE

21,800 SF

WAREHOUSE / DISTRIBUTION

**10 SHAWNEE
KANSAS CITY KANSAS**



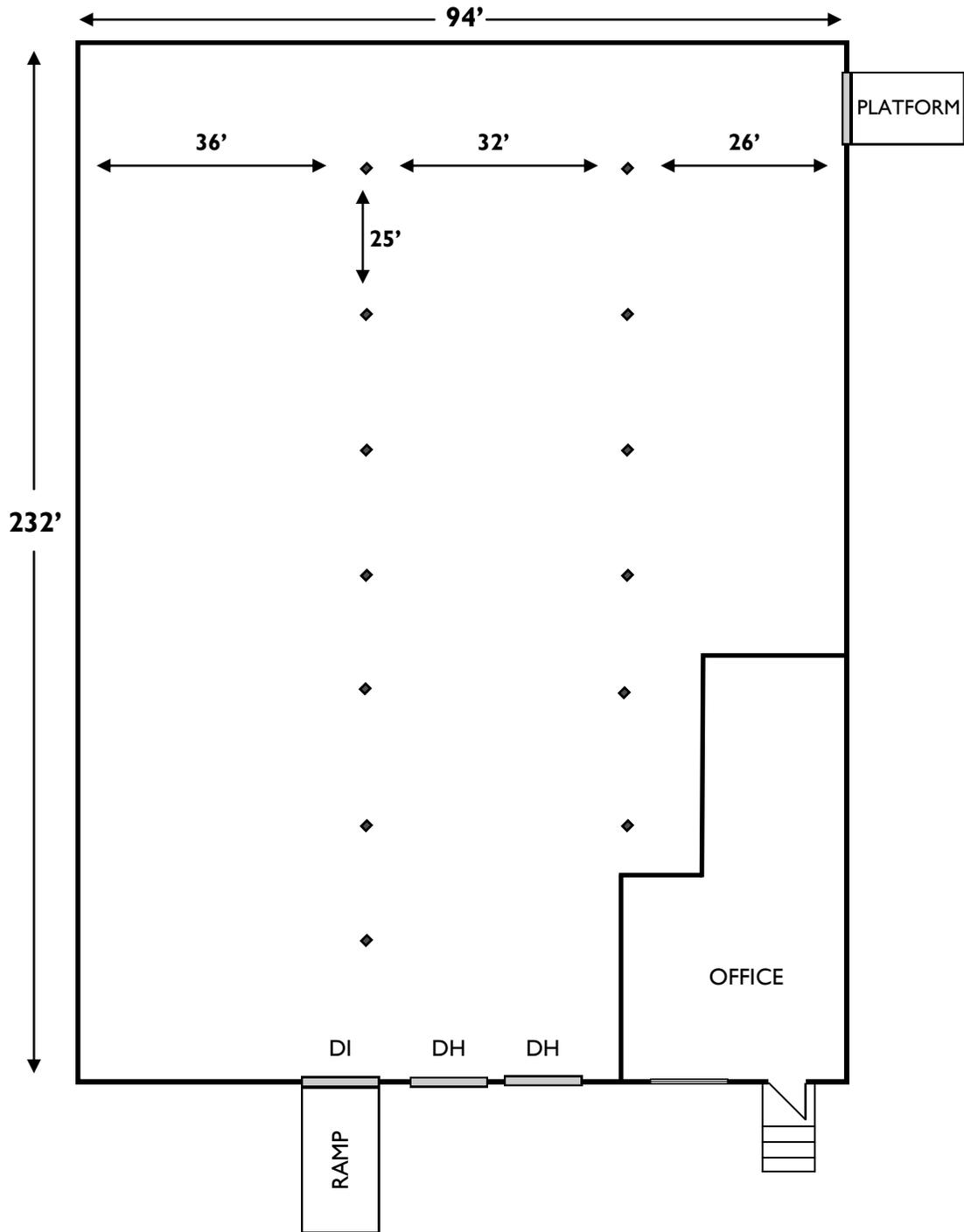
CENTRAL ARMOURDALE LOCATION

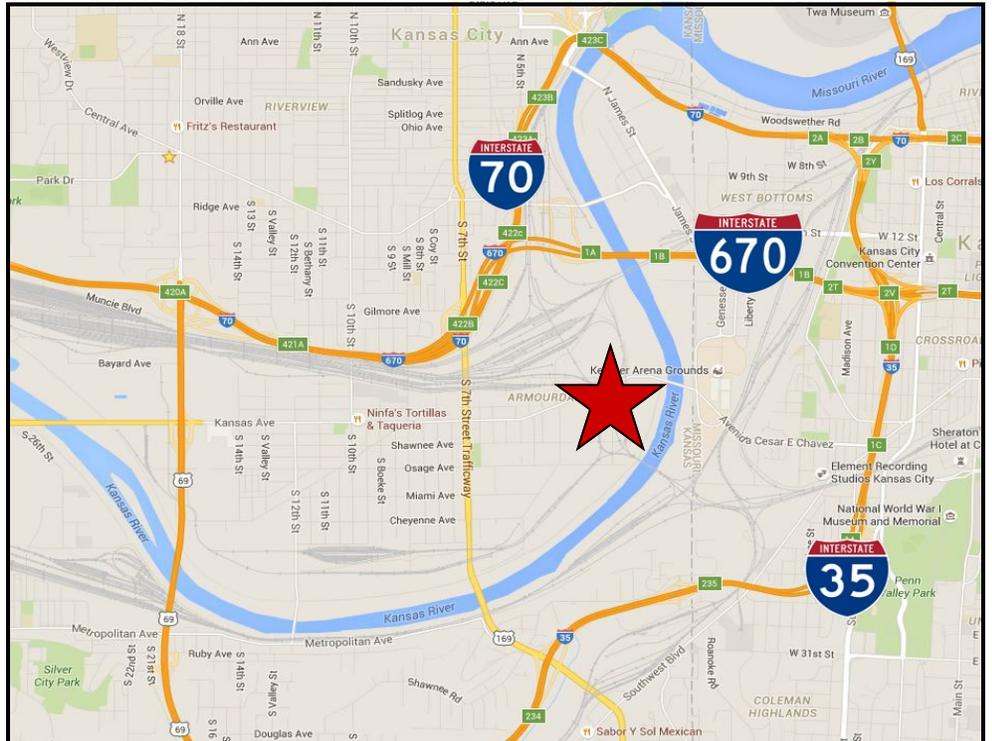
OUTSIDE STORAGE AVAILABLE

SPECIFICATIONS

BUILDING SF	21,800
OFFICE SF	1,650
CONSTRUCTION	CONCRETE
CLEAR HEIGHT	20' 6"
COLUMN SPACING	36' x 25'
FLOOR	CONCRETE
LOADING	2 DOCK HIGH DOORS 1 DRIVE IN DOOR
LIGHTING	FLUORESCENT
SPRINKLER	DRY
STORAGE	OUTSIDE STORAGE AVAILABLE
ACCESSABILITY	VIA I-35, I-70, & KANSAS AVE
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