

**FOR LEASE**

**50,296 SF**

**CLASS A HIGH CUBE**

**DISTRIBUTION / WAREHOUSE**

**627 ADAMS  
KANSAS CITY KANSAS**



**LARGE TRAILER LOT**

**SUPERIOR ACCESS**

# SPECIFICATIONS



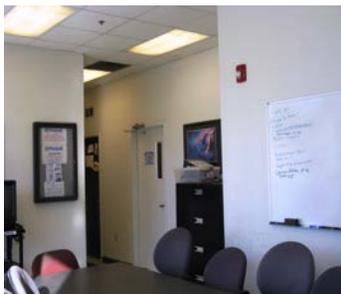
<b>BUILDING SF</b>	<b>50,296</b>
<b>OFFICE SF</b>	<b>1,538</b>
<b>CONSTRUCTION</b>	<b>CONCRETE TILT UP &amp; METAL</b>



<b>CLEAR HEIGHT</b>	<b>32' - 36'</b>
<b>COLUMN SPACING</b>	<b>60' X 50'</b>
<b>FLOOR</b>	<b>6" REINFORCED CONCRETE</b>



<b>LOADING</b>	<ul style="list-style-type: none"><li>■ 13 DOCK HIGH</li><li>■ 1 DRIVE IN</li></ul>
<b>ELECTRICAL</b>	<b>400 AMP / 480 VOLTS / 3 PHASE</b>
<b>SPRINKLER</b>	<b>ESFR</b>

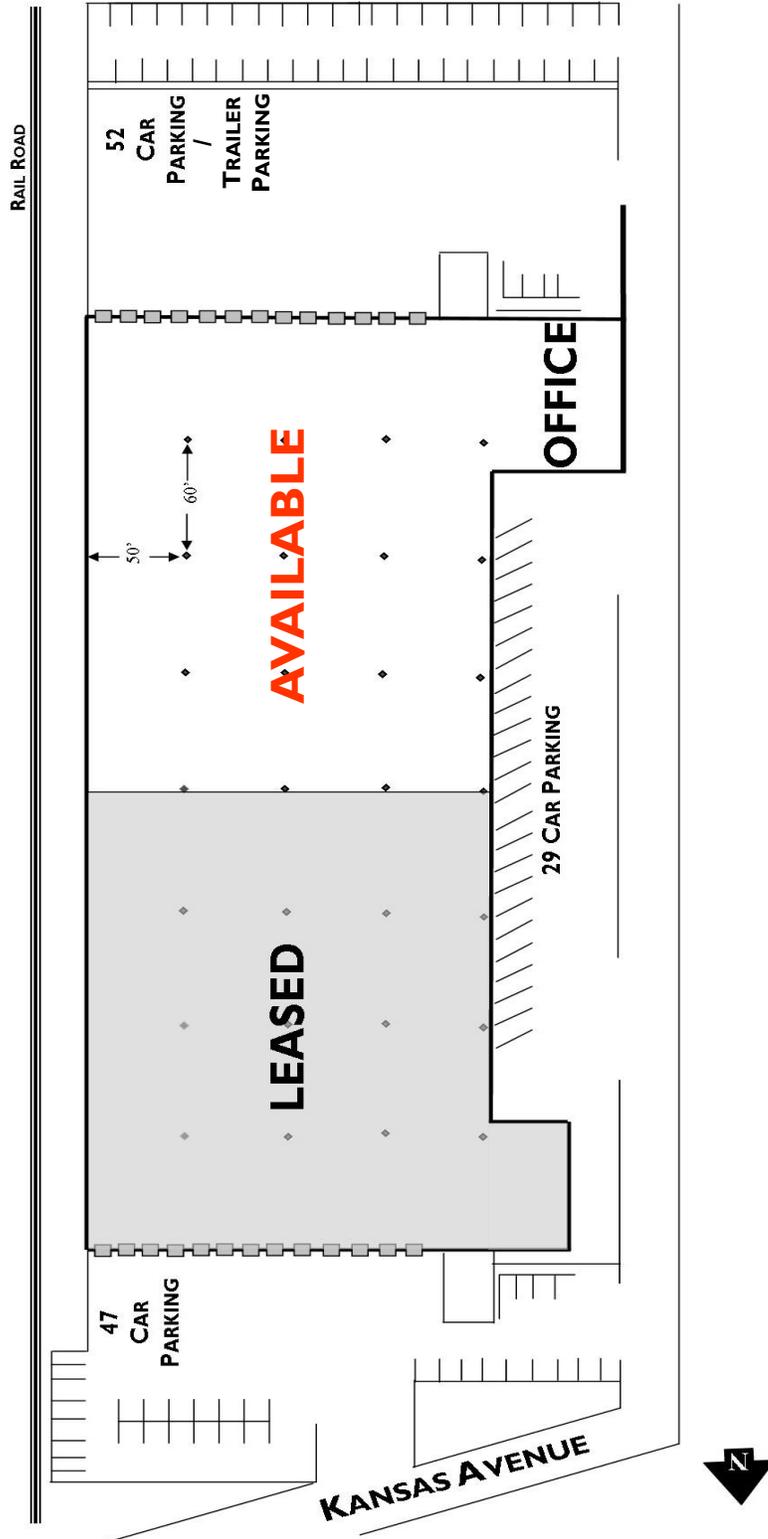


<b>LIGHTING</b>	<b>T-5 FLUORESCENT W/ SENSORS</b>
<b>PARKING</b>	<b>50 +</b>



<b>HEAT</b>	<b>GAS FIRED CAMBRIDGE END WALL UNITS</b>
<b>ACCESSIBILITY</b>	<b>VIA I-70, I-35 &amp; I-670</b>
<b>LEASE RATE</b>	<b>\$3.75 NET</b>

# FLOOR PLAN



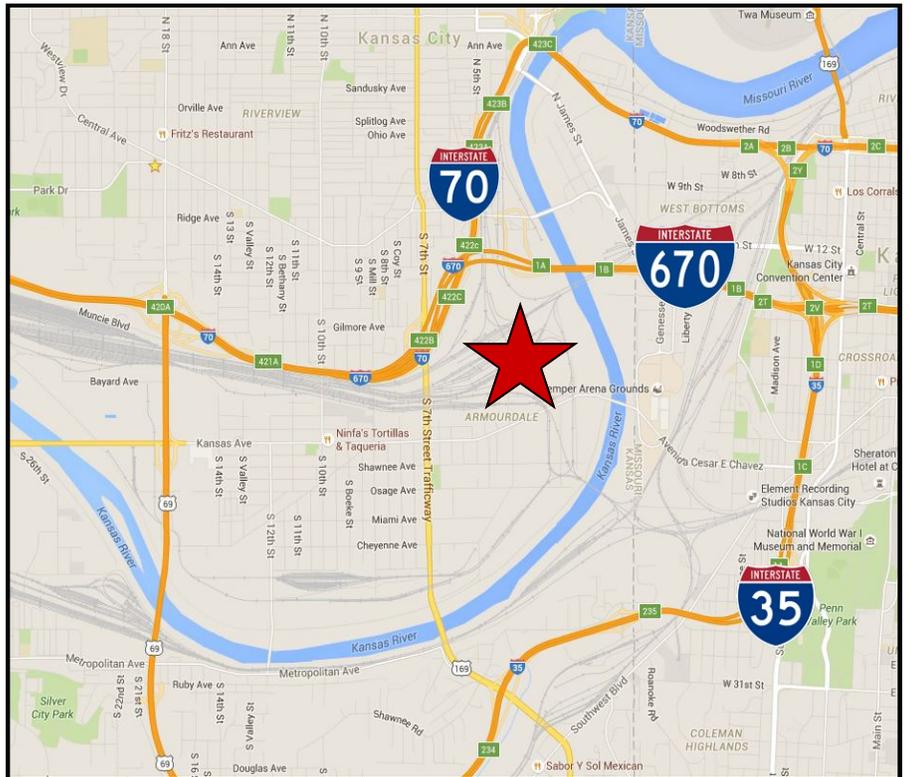


**PAUL E NEAL**  
**SIOR CCIM**

**OWNER / INDUSTRIAL**  
**SALES & LEASING**

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

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