

FOR SALE

■ 1,498 SF ■ 4,609 SF
MAKERS SPACE / WAREHOUSE

**1100 / 1106 GUINOTTE
KANSAS CITY MISSOURI**



CENTRAL LOCATION

LARGE PARKING LOT

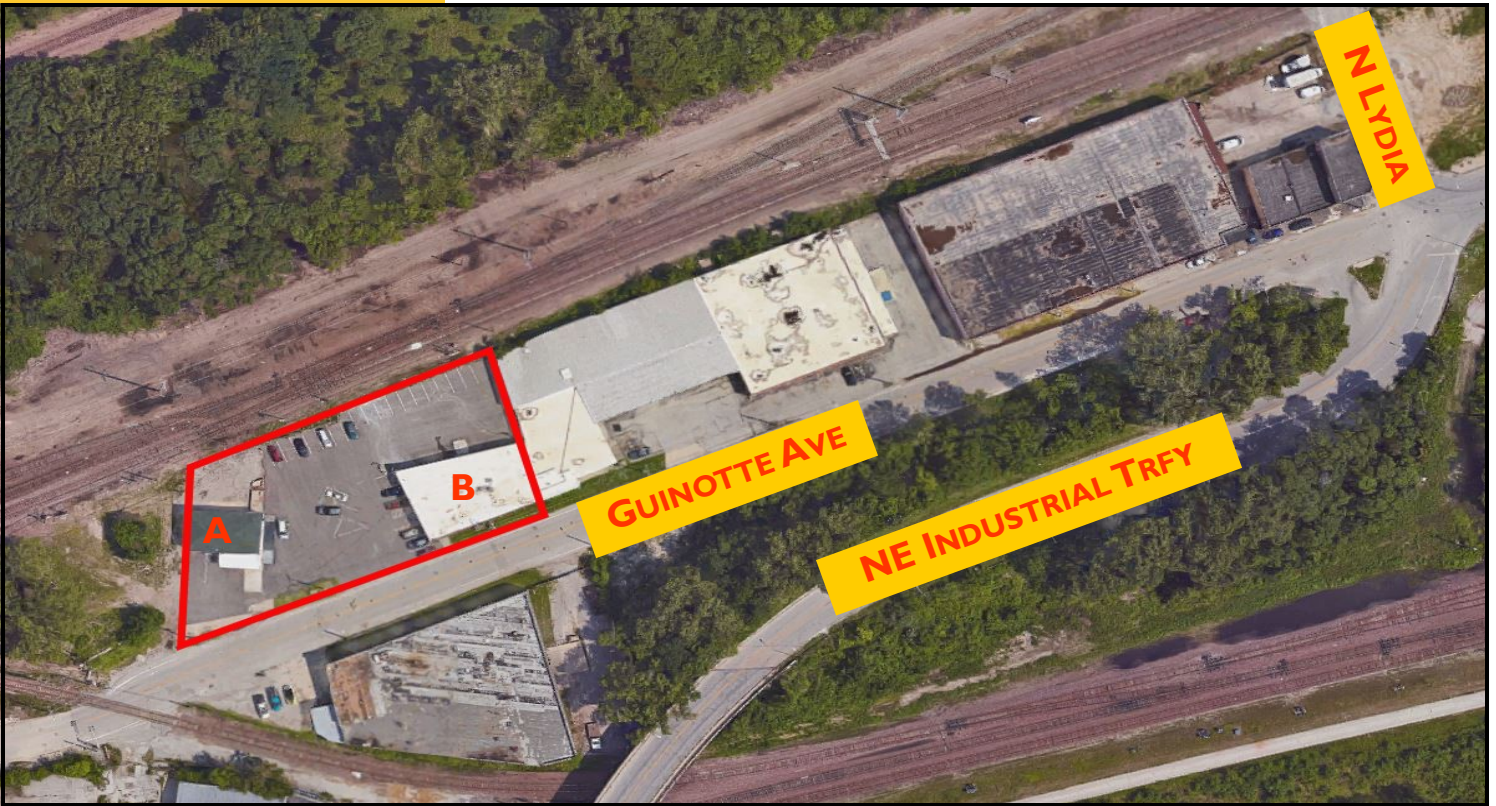
PURCHASE TOGETHER / SEPARATE

SPECIFICATIONS

	A - 1100 GUINOTTE	B - 1106 GUINOTTE
BUILDING SF	1,498 SF	4,609 SF
OFFICE SF	N/A	BTS
CONSTRUCTION	CONCRETE BLOCK	BRICK & CONCRETE BLOCK
CLEAR HEIGHT	14'	12'
LOADING	DOCK HIGH DOOR RAMP UP DOOR 12' X 12'	1 DH
ELECTRICAL	200 AMP / SINGLE PHASE	400 AMP / 240 VOLTS / 3 PHASE
SPRINKLER	N/A	WET
HVAC	GAS	PROPANE CEILING HEATERS 2 A / C UNITS
ZONING	MI-5	MI-5
SALE PRICE	\$200,000	\$485,000

SITE



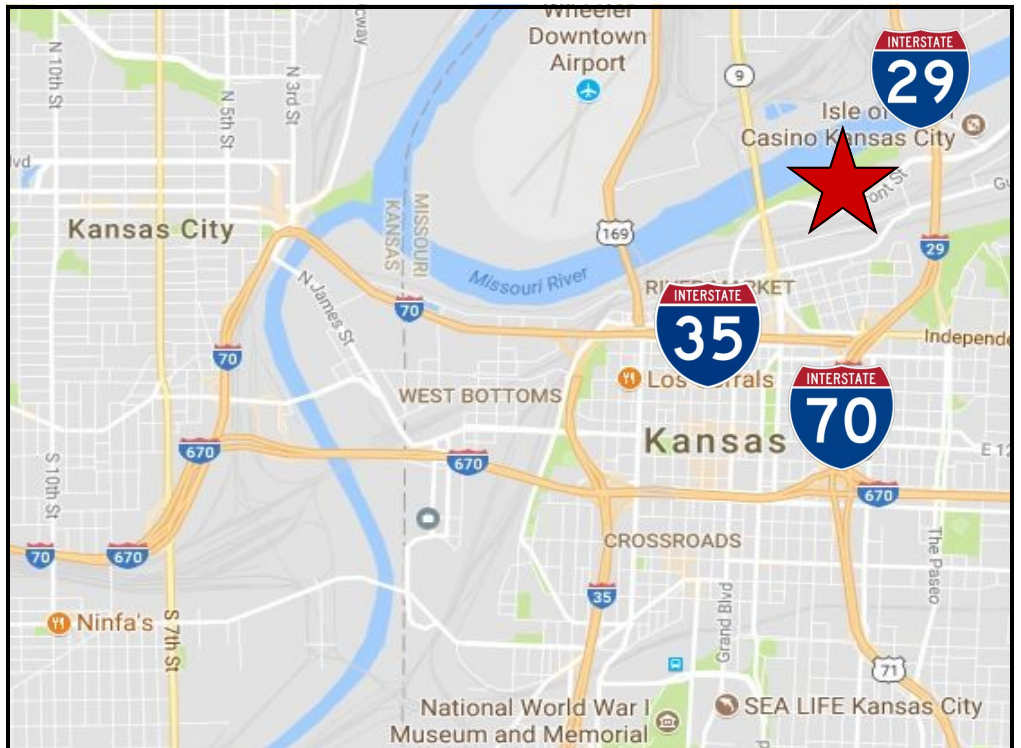


PAUL E NEAL
SIOR CCIM

OWNER / INDUSTRIAL
SALES & LEASING

816-421-1510

TEXT: 816-520-3279



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

GRINDSTONE INDUSTRIAL PROPERTIES

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