

FOR LEASE

180,000 SF

DISTRIBUTION / MANUFACTURING

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



GREAT MFG SPACE

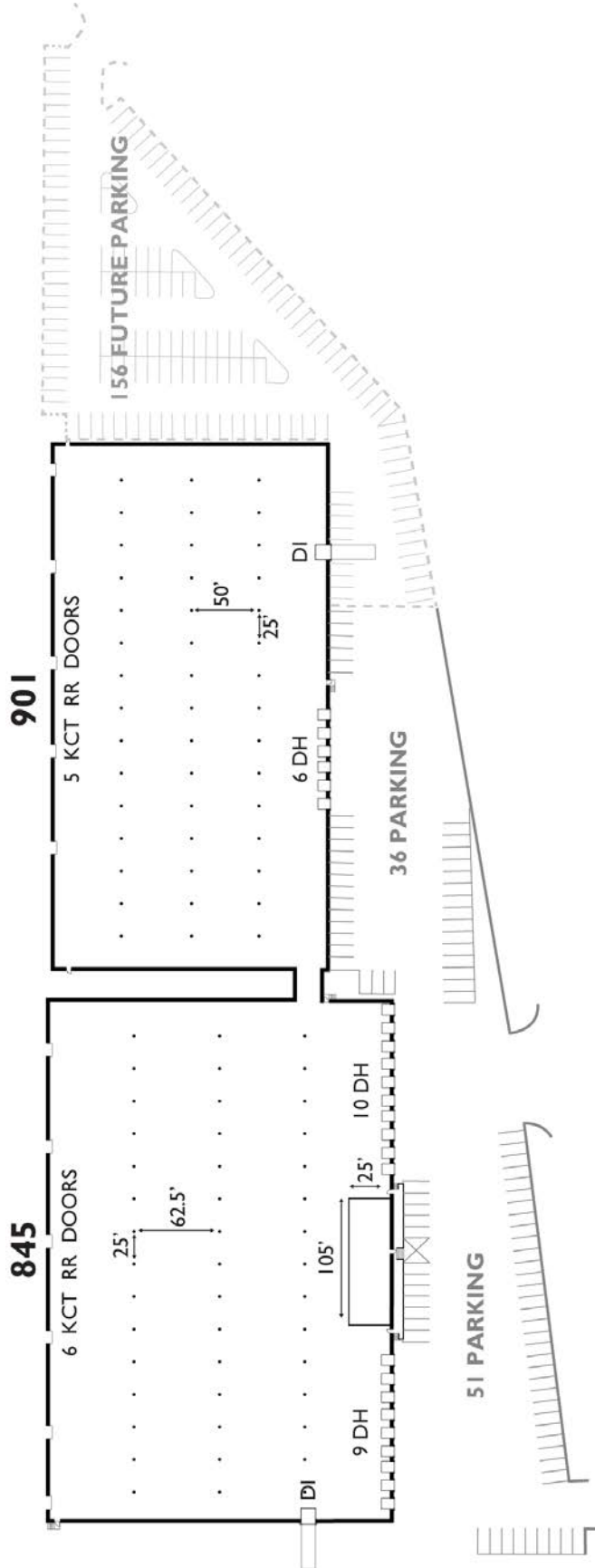
HEAVY POWER

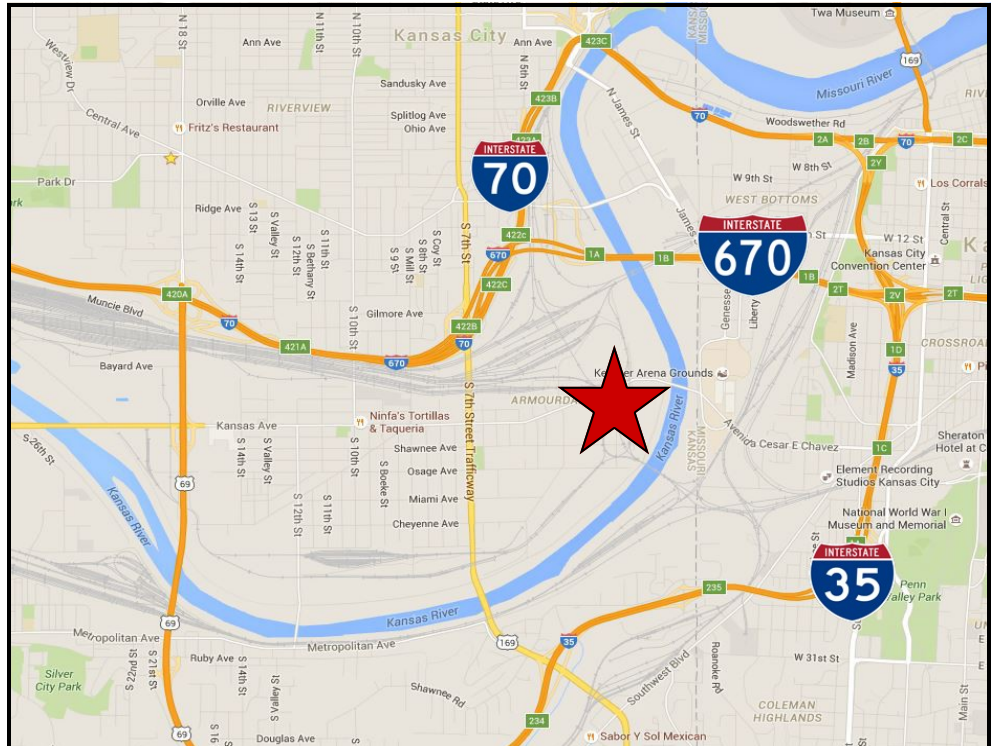
GREAT ACCESS TO I-35 & I-70

SPECIFICATIONS

TOTAL SF	180,000 845 - 100,000 901 - 80,000
OFFICE SF	845 - 2,500 901 - BTS
CONSTRUCTION	CONCRETE & METAL
CLEAR HEIGHT	26' - 30'
COLUMN SPACING	845 - 62.5' x 25' 901 - 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	8,600 AMP / 480 VOLT / 3 PHASE 845 ■ 4,000 AMP / 480 VOLT / 3 PHASE ■ 4,000 AMP / 480 VOLT / 3 PHASE 901 ■ 600 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