

**FOR LEASE**

**123,735 Square Feet**

**Class A Crossdock / Distribution**

**1 Kansas Ave  
Kansas City Kansas**



**CENTRAL ARMOURDALE LOCATION**

**EXCELLENT HIGHWAY ACCESS**

**STRONG LOCAL OWNERSHIP**

# SPECIFICATIONS

<b>SQUARE FOOTAGE</b>	<b>123,735</b>
<b>OFFICE SQUARE FOOTAGE</b>	<b>6,478</b>
<b>CLEAR HEIGHT</b>	<b>32'-36'</b>
<b>COLUMN SPACING</b>	<b>60' x 30'</b>
<b>FLOOR</b>	<b>6" CONCRETE</b>
<b>LOADING</b>	<b>37 DOCK HIGH DOORS (9' WIDE X 10' HIGH) 1 DRIVE-IN DOOR (16' WIDE X 14' HIGH) 5 RAIL DOORS (10' WIDE X 12' HIGH)</b>
<b>RAIL</b>	<b>KANSAS CITY TERMINAL</b>
<b>ELECTRICAL</b>	<b>2-200 AMP / 280 VOLT / 3 PHASE (EASILY UPGRADED)</b>
<b>LIGHTING</b>	<b>T-5 HIGH BAY FLUORESCENT</b>
<b>SPRINKLER</b>	<b>ESFR</b>
<b>PARKING</b>	<b>CAR - 31 TRACTOR - 36 TRAILER - 79</b>
<b>LAND</b>	<b>8.96 ACRES</b>
<b>LEASE RATE</b>	<b>\$5.25 PER SQ FT GROSS</b>

# SITE PLAN



