

FOR SALE

2,220,500 SF

USER / INVESTMENT PROPERTY

**6200 ST JOHN
KANSAS CITY MO**



LARGE MULTI USE OPPORTUNITY

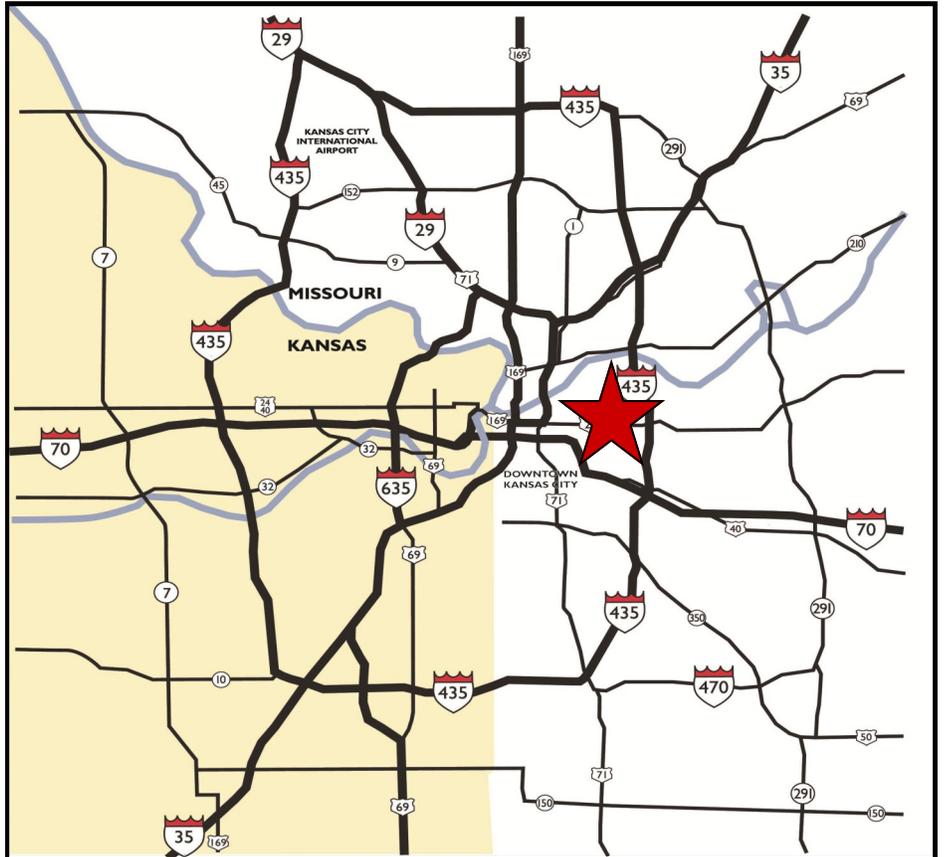
OPPORTUNITY ZONE LOCATION

SPECIFICATIONS

BUILDING SF	2,220,550
SITE SF	29.71 ACRES
CONSTRUCTION	CONCRETE & STEEL
CLEAR HEIGHT	VARIES
COLUMN SPACING	MAIN BLDG AREAS 18' X 18' SHIPPING AREAS 40' X 36'
FLOOR	REINFORCED CONCRETE
LOADING	115 DOCK HIGH DOORS <ul style="list-style-type: none">■ SEALS■ LOCKS■ 48 ARE ENCLOSED
SPRINKLER	WET
LIGHTING	FLUORESCENT & SODIUM
RAIL	KANSAS CITY TERMINAL
TRAFFIC COUNT	95 CARS
ACCESSIBILITY	I 435 / I 70 VIA FRONT ST / 24 HIGHWAY
SALE PRICE	\$ 10,000,000

PHOTOS





PAUL E NEAL
IPMG CCIM

OWNER / INDUSTRIAL
SALES & LEASING

816-421-1510

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FOR MORE INFORMATION OR TO TOUR THIS PROPERTY
PLEASE CONTACT:

GRINDSTONE INDUSTRIAL PROPERTIES

816-421-1500