

GRINDSTONE INDUSTRIAL PROPERTIES

**AVAILABLE**

**121,500 Square Feet  
Class A High Cube Cross Dock  
Warehouse/Distribution**

**435 RIVERPARK DR  
KANSAS CITY, KANSAS**



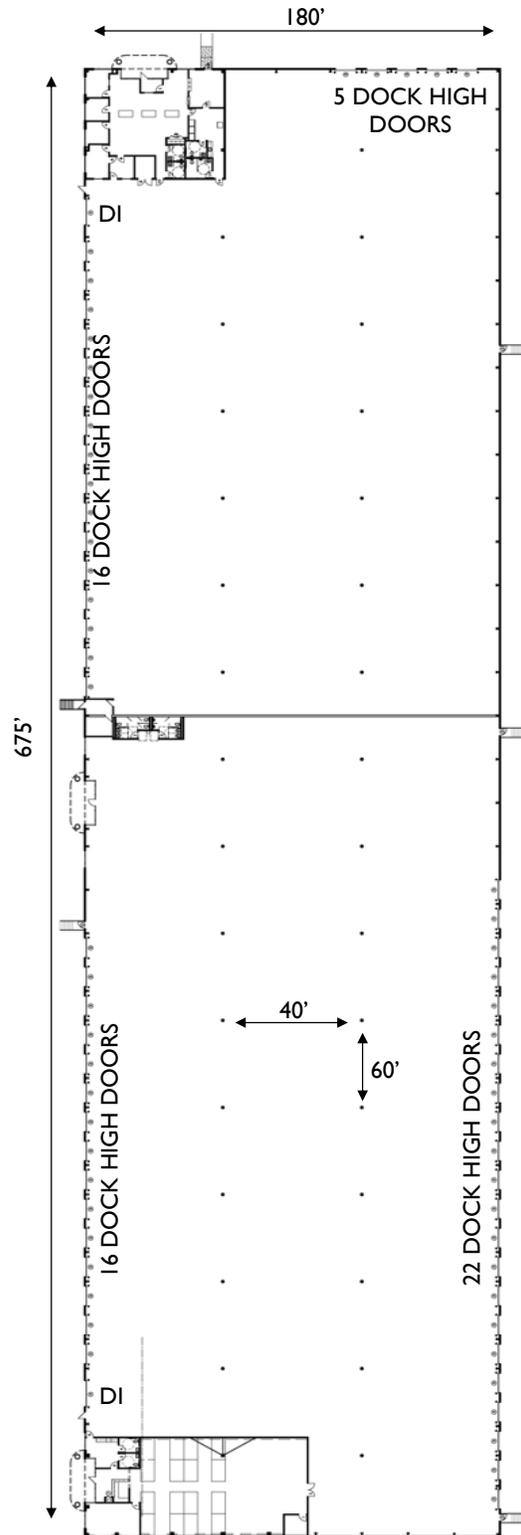
**ALL MODERN AMENITIES**

**CENTRAL METRO LOCATION**

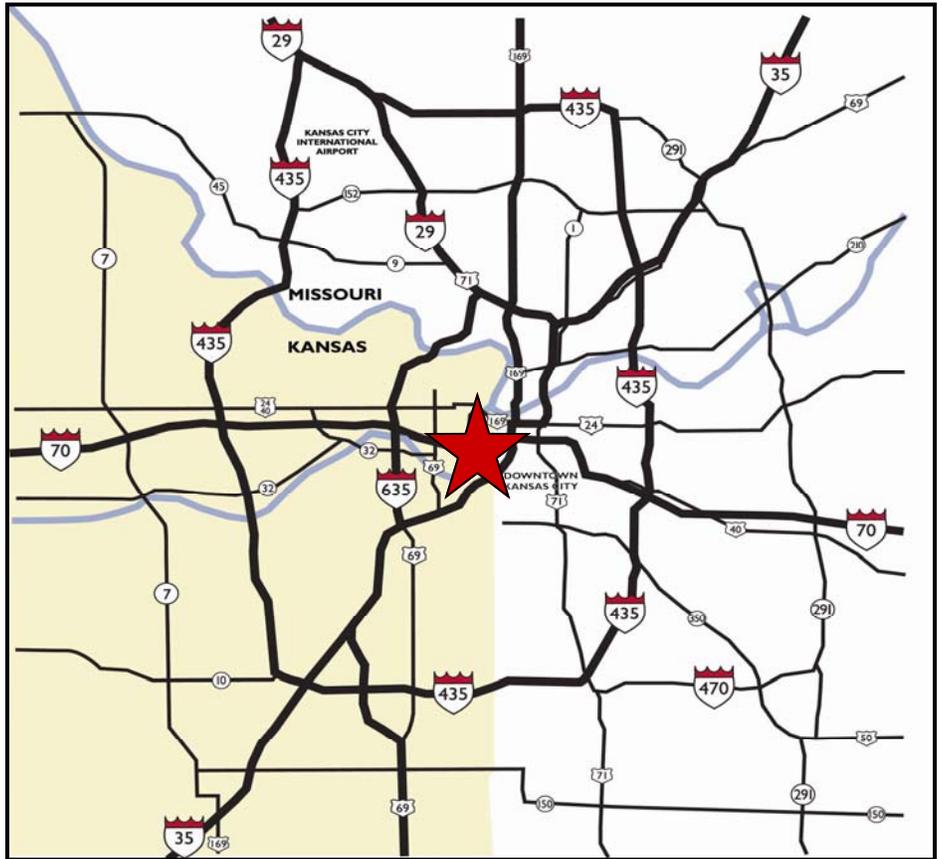
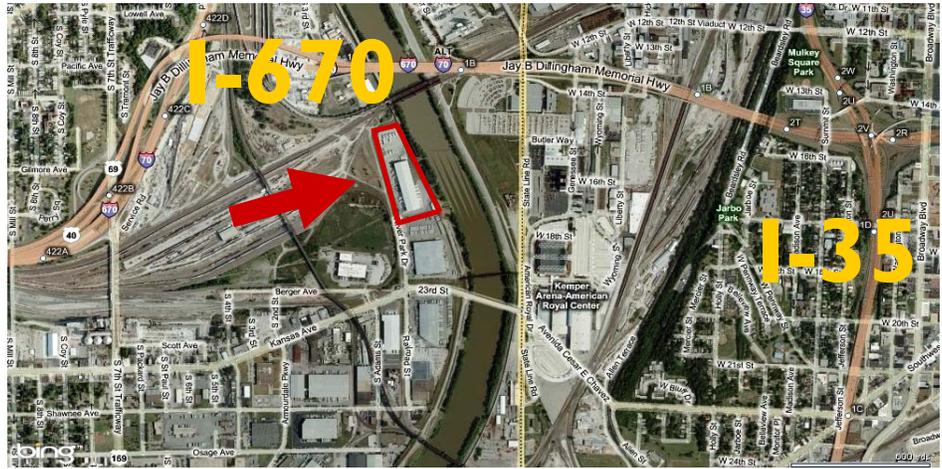
# SPECIFICATIONS

<b>SQUARE FOOTAGE</b>	<b>121,500</b>
<b>OFFICE SQUARE FOOTAGE</b>	<b>7,444</b>
<b>CONSTRUCTION</b>	<b>CONCRETE TILT-UP AND METAL</b>
<b>CLEAR HEIGHT</b>	<b>32' - 36'</b>
<b>COLUMN SPACING</b>	<b>60' x 40'</b>
<b>FLOOR</b>	<b>6" REINFORCED CONCRETE</b>
<b>LOADING</b>	<b>58 DOCK HIGH DOORS W/LEVELERS 2 DRIVE IN DOORS</b>
<b>SPRINKLER</b>	<b>ESFR</b>
<b>HEAT</b>	<b>GAS FIRED CAMBRIDGE END WALL UNITS</b>
<b>ELECTRICAL</b>	<ul style="list-style-type: none"><li>■ 400 AMP / 480 VOLT / 3 PHASE</li><li>■ 400 AMP / 480 VOLT / 3 PHASE</li></ul>
<b>LIGHTING</b>	<b>T-FLUORESCENT</b>
<b>PARKING</b>	<b>100 +</b>
<b>ACCESSIBILITY</b>	<b>VIA I-70, I-35, &amp; I-670</b>
<b>LEASE RATE</b>	<b>\$4.65 GROSS</b>

# SITE / FLOOR PLAN



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

**GRINDSTONE INDUSTRIAL PROPERTIES**

**816-421-1500**

**GRINDSTONE  
INDUSTRIAL PROPERTIES**

1600 GENESSEE, 650  
KANSAS CITY, MO 64102

[www.grindstone-properties.com](http://www.grindstone-properties.com)



**PAUL E. NEAL**  
SIOR, CCIM  
PRESIDENT

**816-421-1510**

[pneal@grindstone-properties.com](mailto:pneal@grindstone-properties.com)