

GRINDSTONE INDUSTRIAL PROPERTIES

**AVAILABLE**

**162,800 SF Expandable  
Class A / High Cube / Cross Dock  
Distribution Warehouse**

**555 RIVERPARK DR  
KANSAS CITY, KANSAS**



**ALL MODERN AMENITIES**

**CENTRAL METRO LOCATION**

**FORMER PITNEY BOWES DISTRIBUTION**

# SPECIFICATIONS



**SQUARE FOOTAGE** 162,800 +  
EXPANDABLE TO 200,000 +++

**OFFICE SQUARE FOOTAGE**

- 7,180
- 1,250

**CONSTRUCTION** CONCRETE TILT-UP AND METAL



**CLEAR HEIGHT** 32' - 36'

**COLUMN SPACING** 46' X 40'



**FLOOR** 6" REINFORCED CONCRETE

**LOADING** 31 DOCK HIGH DOORS  
3 DRIVE IN DOORS

**SPRINKLER** ESFR



**HEAT** GAS FIRED CAMBRIDGE  
END WALL UNITS

**ELECTRICAL**

- 1600 AMP / 480 VOLT / 3 PHASE
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**LIGHTING** METAL HALIDE

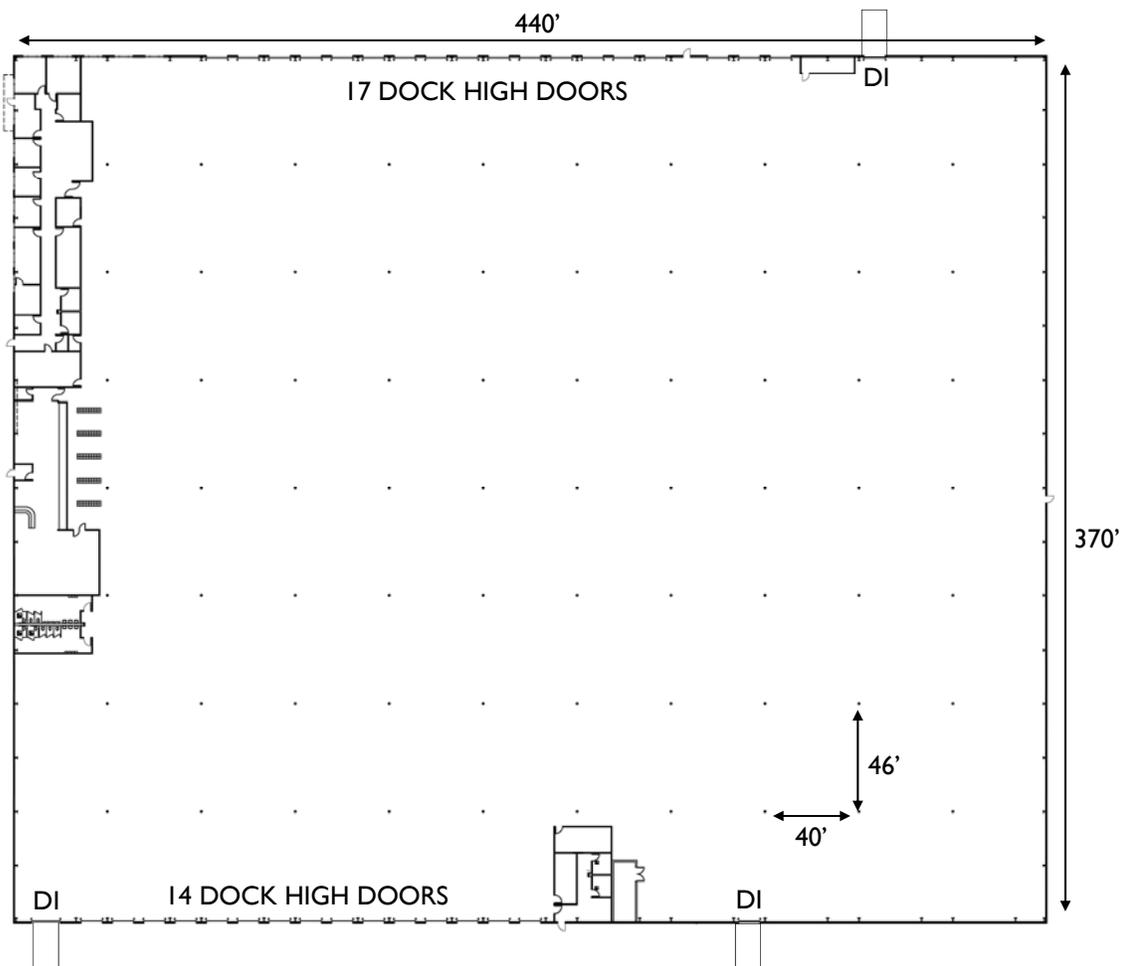


**PARKING** 135 TRAILER SPACES

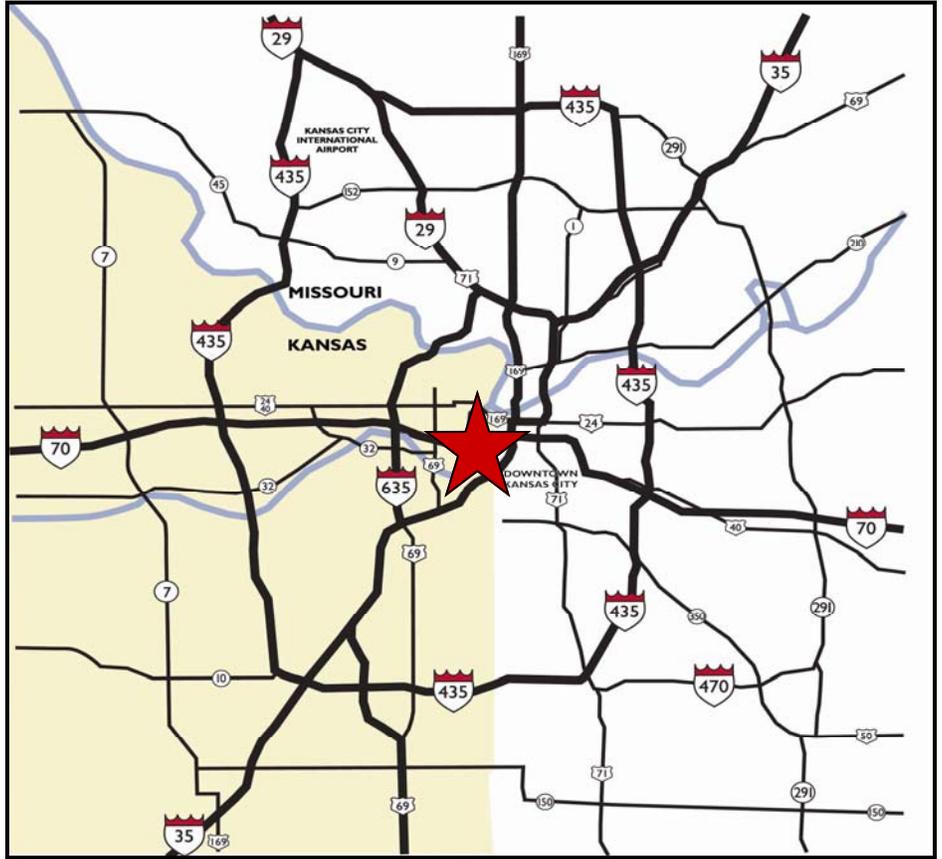
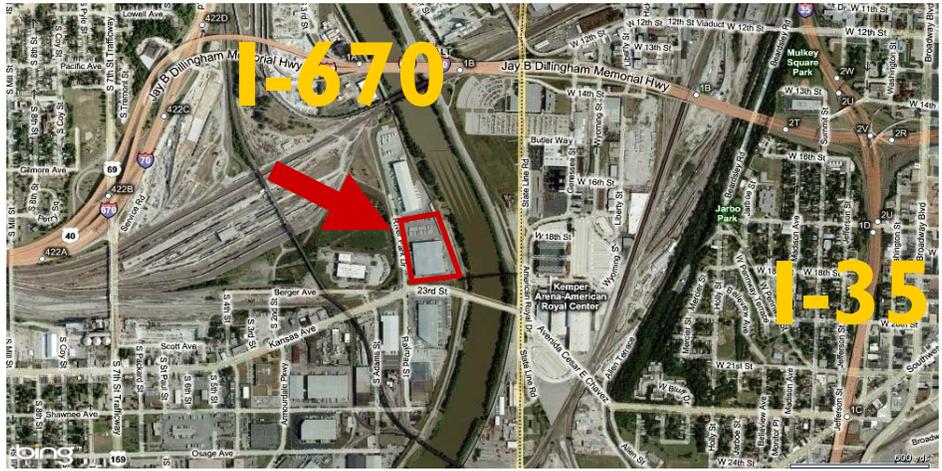
**ACCESSIBILITY** VIA I-70, I-35, & I-670

**LEASE RATE** \$4.50 GROSS

# 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)