

FOR LEASE

36,000 SF / DIVISIBLE

WAREHOUSE / DISTRIBUTION

**123 OSAGE
KANSAS CITY KANSAS**



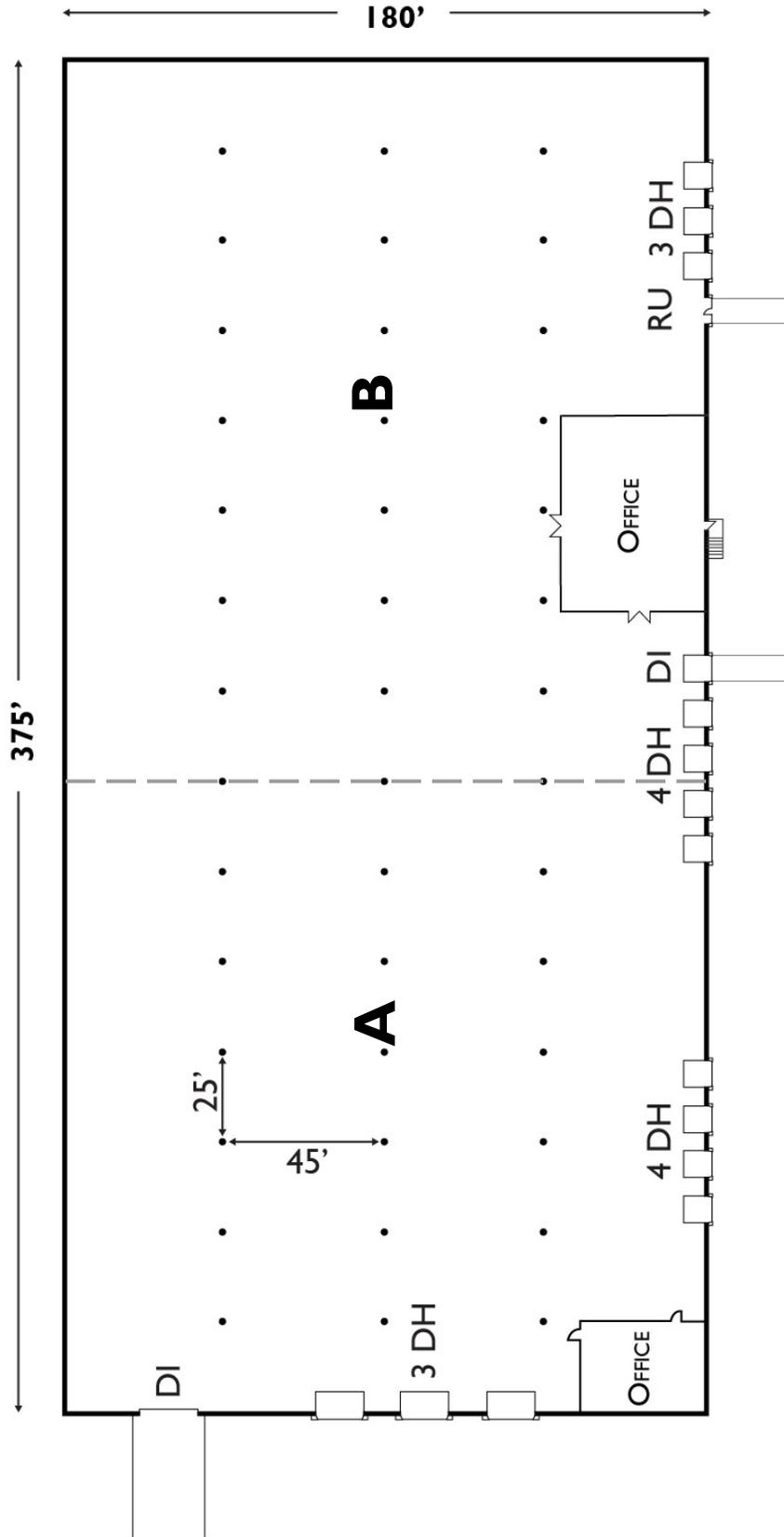
GREAT HIGHWAY ACCESS

CENTRAL METRO LOCATION

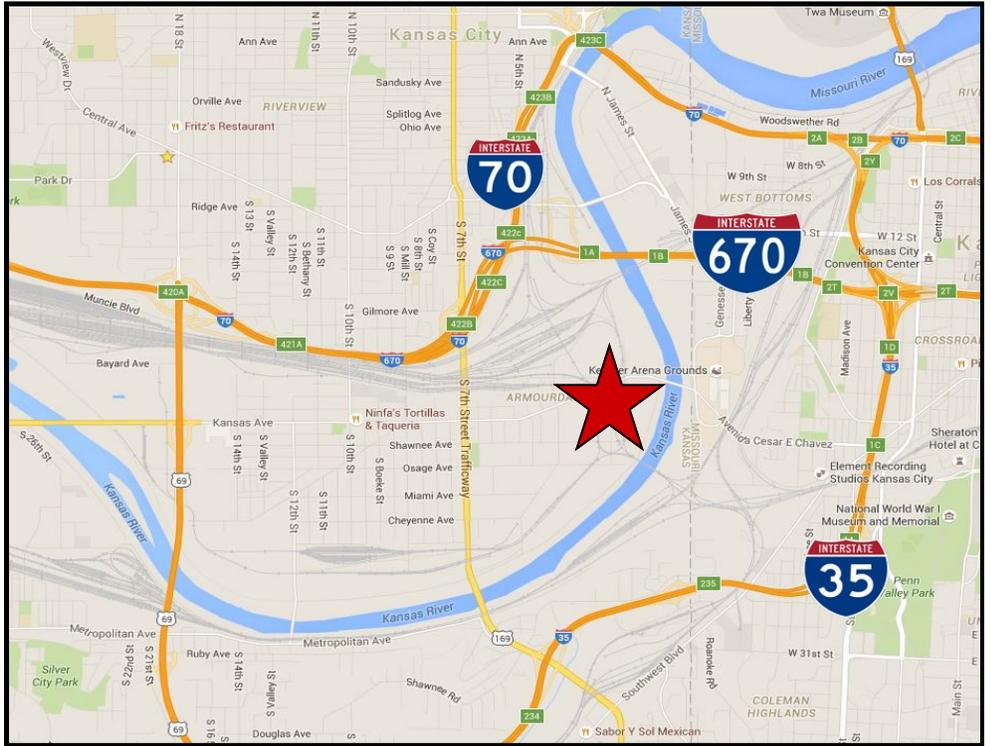
SPECIFICATIONS

BUILDING SF	67,500
DIVISIBLE TO	B - 36,000
OFFICE SF	B - 2,200
CONSTRUCTION	CONCRETE & METAL
CLEAR HEIGHT	24' - 27'
COLUMN SPACING	45' x 25'
LOADING	5 DOCK HIGH DOORS 1 DRIVE IN DOOR @ 16' x 16' 1 RAMP UP DOOR
FLOOR	REINFORCED CONCRETE
ELECTRICAL	800 AMP / 480 V / 3 PHASE
SPRINKLER	ESFR
LIGHTING	T-5 ENERGY REDUCING FLUORESCENT
PARKING	SEE SITE PLAN
RAIL SERVICE	N / A
ACCESSIBILITY	DIRECT ACCESS TO I-70 & I-35 VIA 7TH STREET
LEASE RATE	\$4.95 GROSS INDUSTRIAL

FLOOR PLAN



GRINDSTONE INDUSTRIAL PROPERTIES



PAUL E NEAL
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