

FOR LEASE

69,680 SF

CLASS A HIGH CUBE

DISTRIBUTION / MANUFACTURING

**201 S 5TH
KANSAS CITY KANSAS**



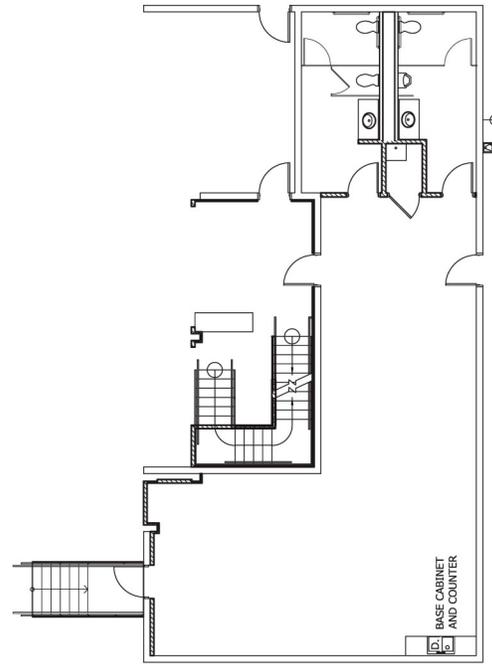
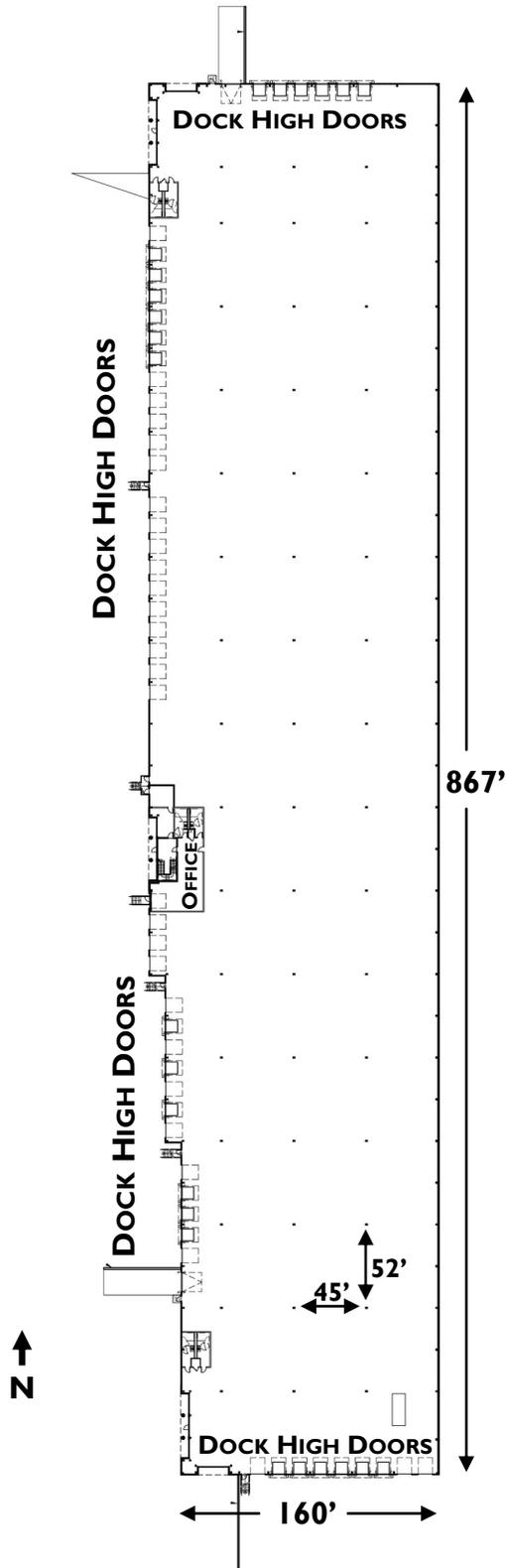
UNPARALLELED ACCESS & VISIBILITY

SUPERIOR LOCATION

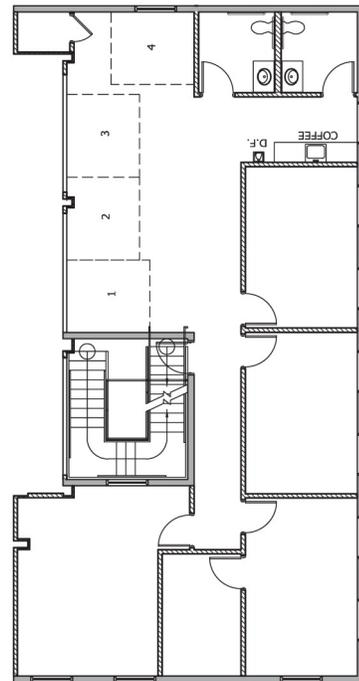
SPECIFICATIONS

BUILDING SF	69,680
OFFICE SF	3,811 ON 2 FLOORS
CONSTRUCTION	CONCRETE & METAL
CLEAR HEIGHT	32' - 36'
COLUMN SPACING	52' X 45'
FLOOR	6" REINFORCED CONCRETE
LOADING	60 DOCK HIGH DOORS <ul style="list-style-type: none">■ SEALS■ LOCKS■ 23 60,000 LB LEVELERS 2 DRIVE IN DOORS
ELECTRICAL	1200 AMP / 277 VOLTS / 3 PHASE
SPRINKLER	ESFR
LIGHTING	T-5 FLUORESCENT
PARKING	60 TRAILERS / 100 CARS
RAIL	POTENTIAL UNION PACIFIC
TRAFFIC COUNT	89,900 DAILY
ACCESSIBILITY	DIRECT ACCESS TO I-70 & I-670 VIA 5TH STREET
LEASE RATE	\$ 4.95 NET

FLOOR PLAN



1ST FLOOR OFFICE - 1,964 SF



2ND FLOOR OFFICE - 1,847 SF



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

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