

FOR LEASE > INDUSTRIAL

# 4121 N Kentucky Avenue

KANSAS CITY, MISSOURI



## Property Features

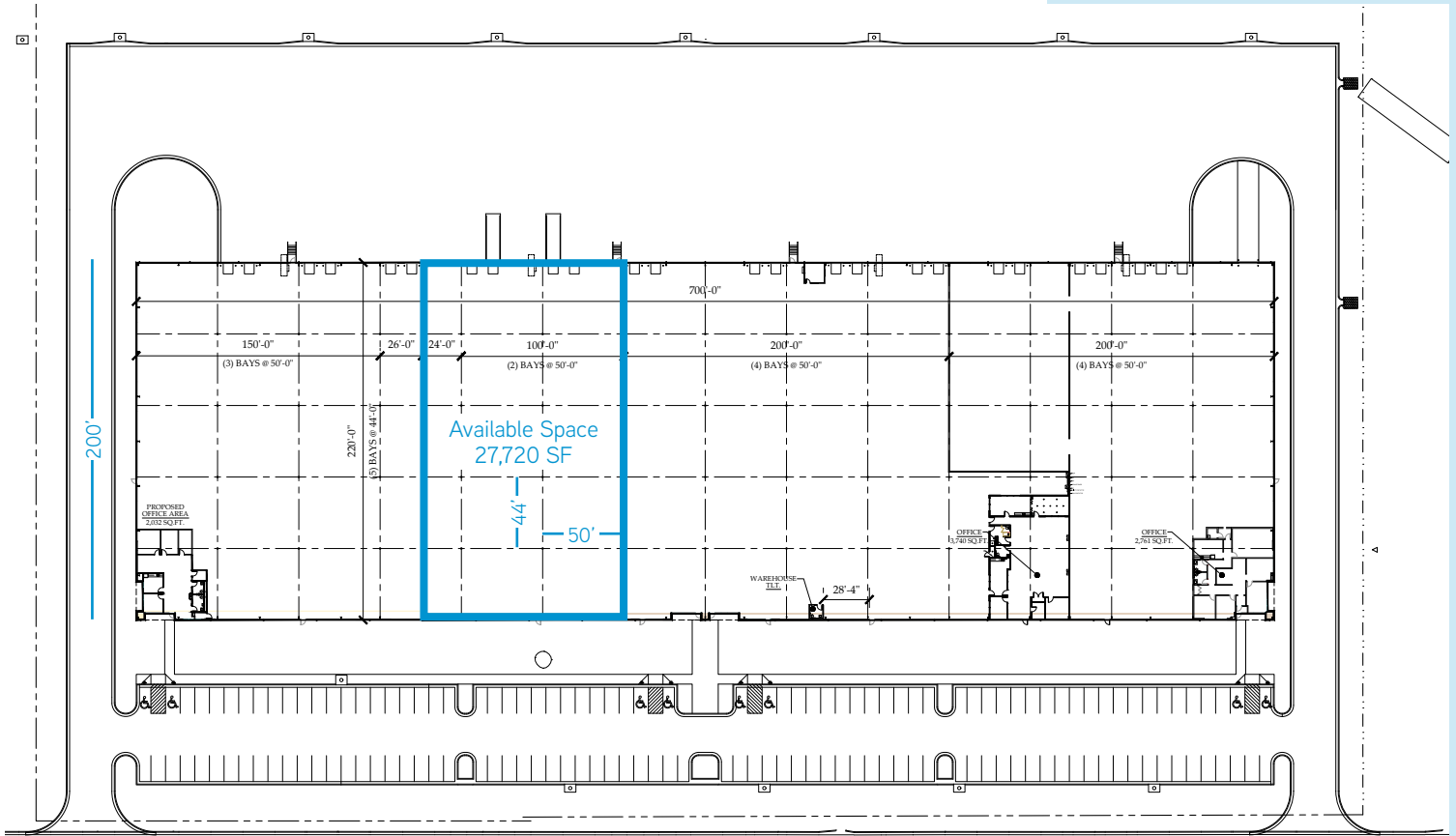
- > Total building size: 154,000 SF
- > Available space: 27,720 SF
- > Clear height: 28'
- > Column spacing: 50' x 44'
- > Loading: 4 - 9' x 10' docks (total for vacancy)
- > Sprinkler system: ESFR
- > Floor: 6" reinforced concrete
- > Electrical: est. 1,600 AMP, 480/277 volt, 3-phase
- > Truck court: 130'
- > Parking: 144 striped spaces
- > Year built: 2004
- > Zoning: M-2
- > Location: Hunt Midwest Business Center
- > Access: excellent access to I-435, I-35 and I-70
- > Located in Missouri Enhanced Enterprise Zone
- > Lease rate: \$4.25 PSF, net
  - > Taxes: \$0.89
  - > Insurance: \$0.09
  - > CAM: \$0.51

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# Floor Plan



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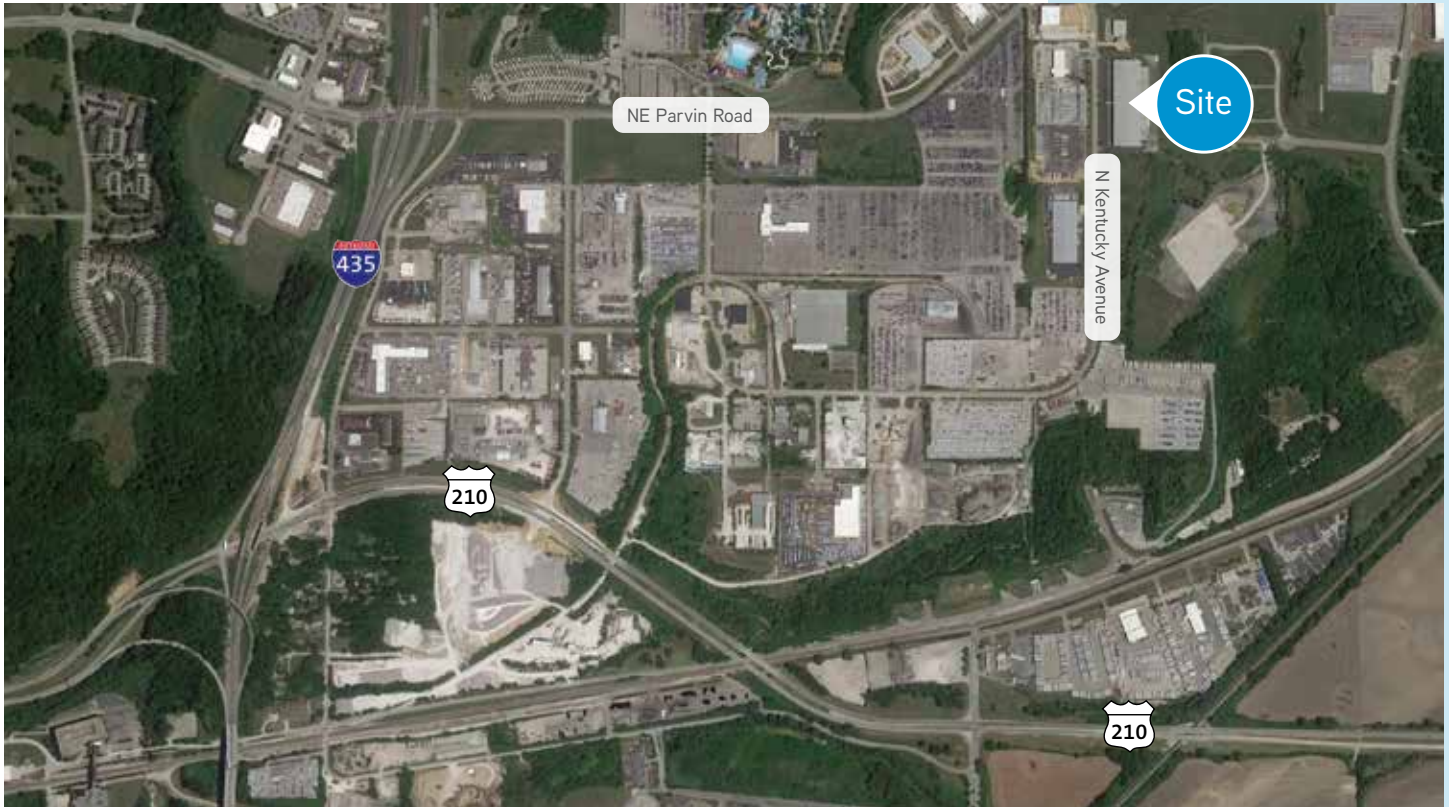
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