

FOR LEASE > DISTRIBUTION WAREHOUSE

4121 N Kentucky Avenue

KANSAS CITY, MISSOURI



Property Features

- > Available space: 78,034 SF (divisible)
- > Office area: 3,717 SF
- > Clear height: 28'
- > Column spacing: 50' x 44'
- > Loading: 12 docks (9' x 10')
 - > 4 pit levelers; 8 edge-of-dock levelers
- > Sprinkler system: ESFR
- > Floor: 6" reinforced concrete
- > Electrical: 800 AMP, 480/277 volt, 3-phase
- > Truck court: 130'
- > Trailer parking: Future off-building stalls available
- > Parking: 75 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: \$3.95 PSF, net
 - > Taxes: \$1.07
 - > Insurance \$0.05

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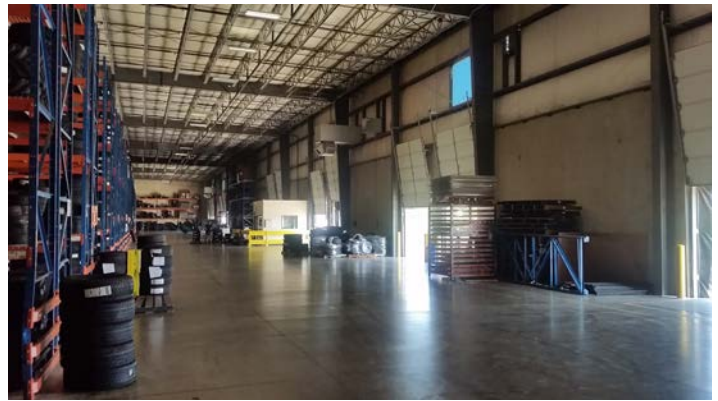
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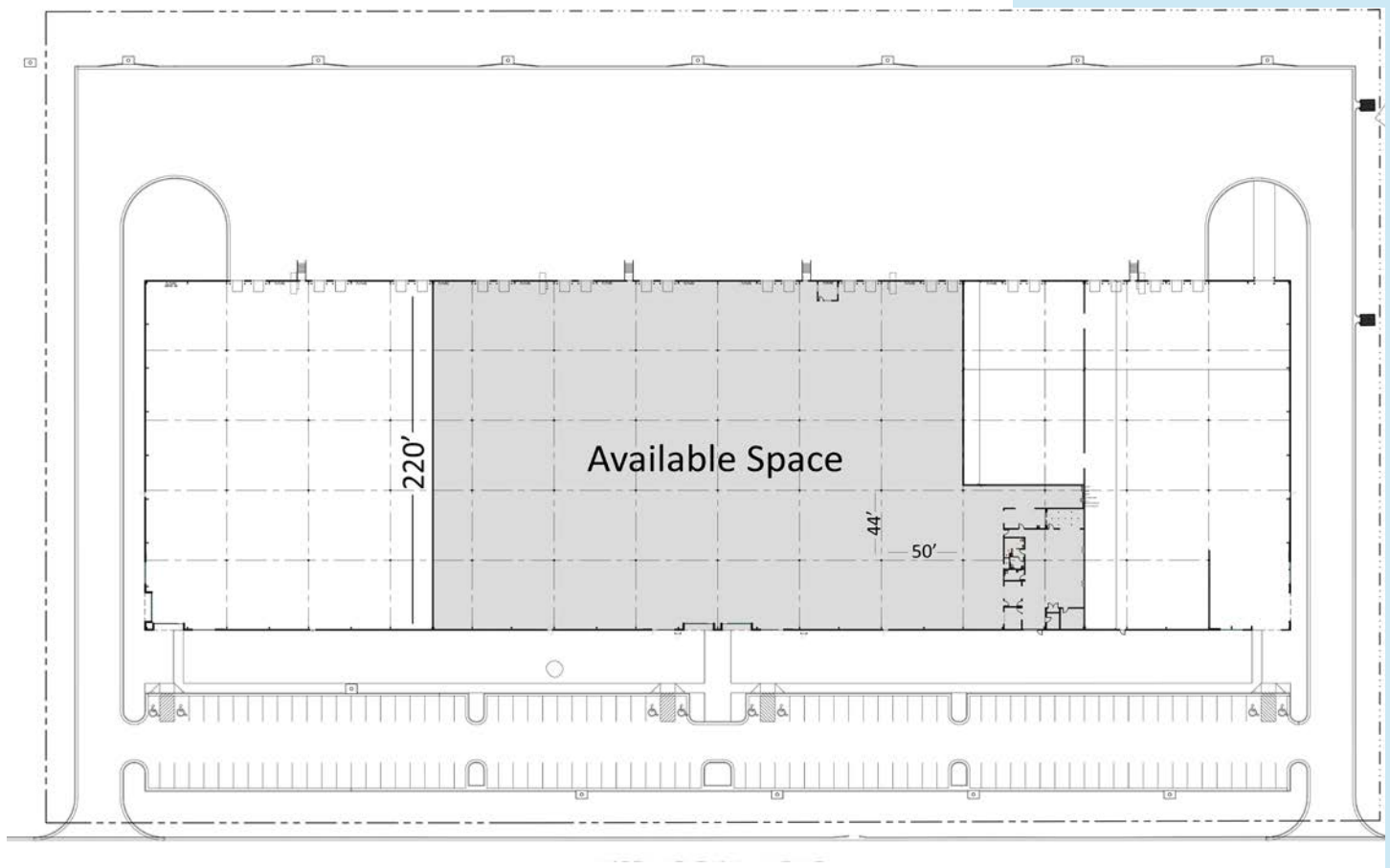
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Floor Plan



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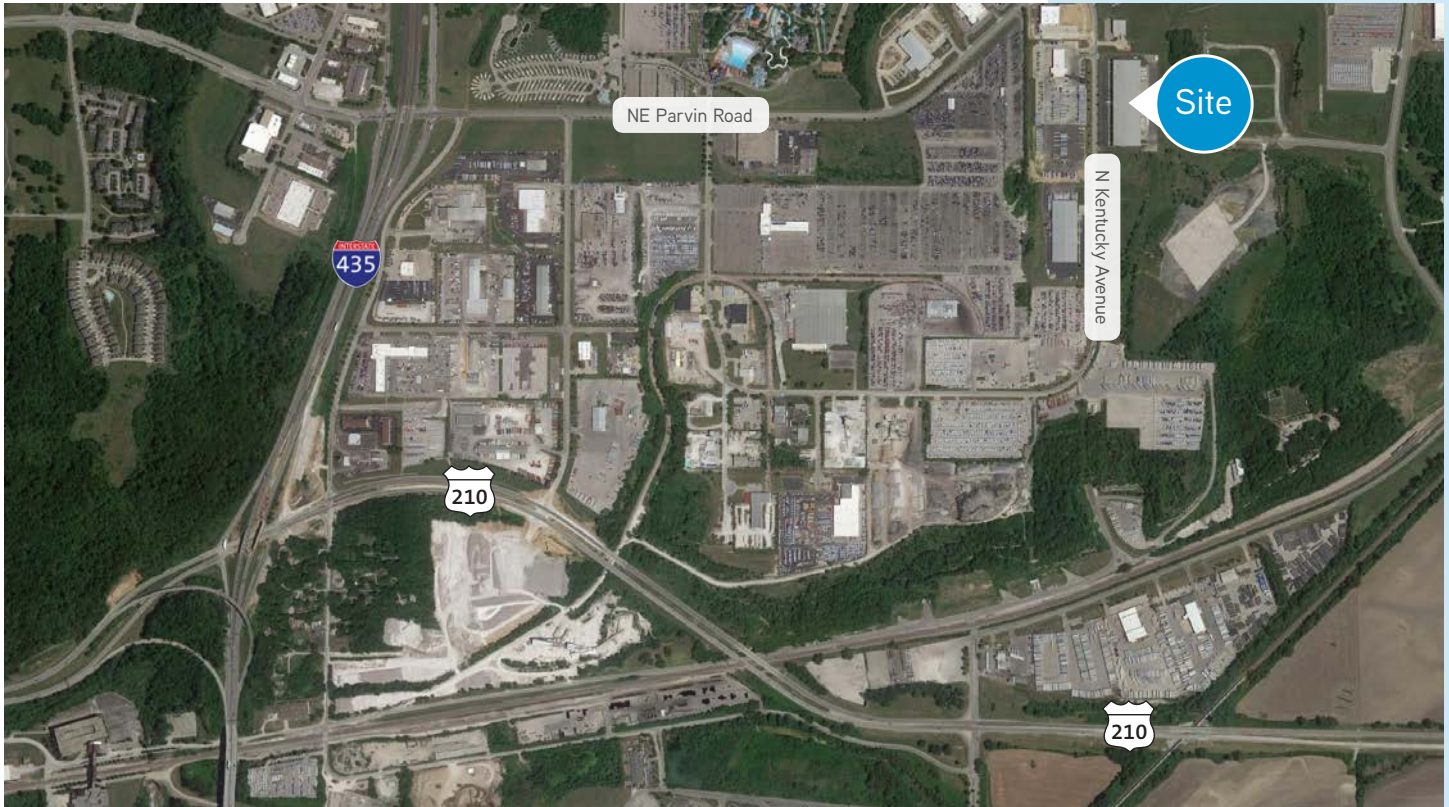
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