

FOR LEASE > INDUSTRIAL

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: \$1.26
 - > Insurance \$0.05

DOUG HEDRICK SIOR, CCIM
+1 816 556 1136
Kansas City, MO
doug.hedrick@colliers.com

JOHN STAFFORD SIOR
+1 816 556 1184
Kansas City, MO
john.stafford@colliers.com

COLLIERS INTERNATIONAL
4520 Main Street, Suite 1000
Kansas City, MO 64111
www.colliers.com

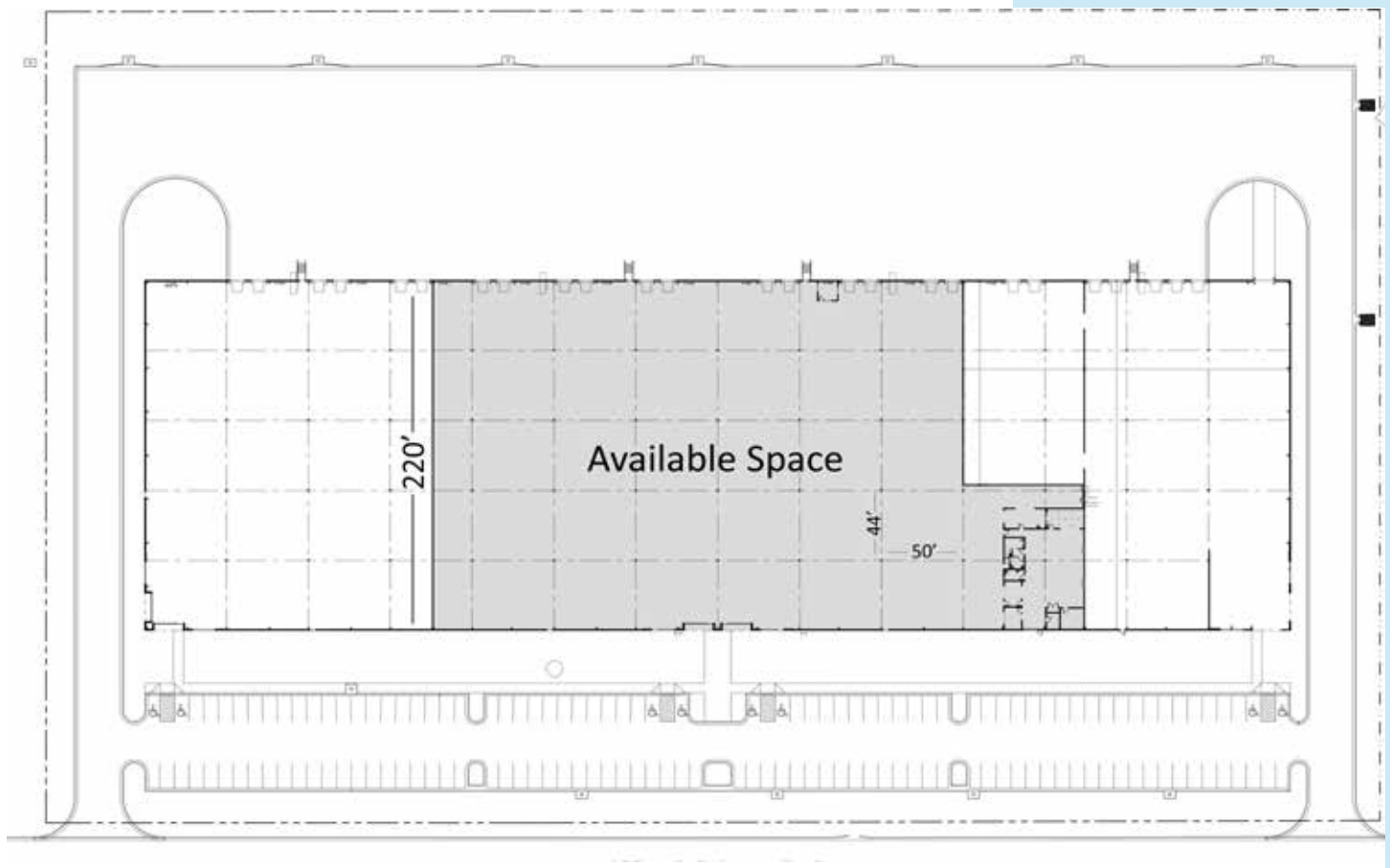
FOR LEASE > DISTRIBUTION/WAREHOUSE

4121 N Kentucky Avenue

KANSAS CITY, MISSOURI



Floor Plan



DOUG HEDRICK SIOR, CCIM
+1 816 556 1136
Kansas City, MO
doug.hedrick@colliers.com

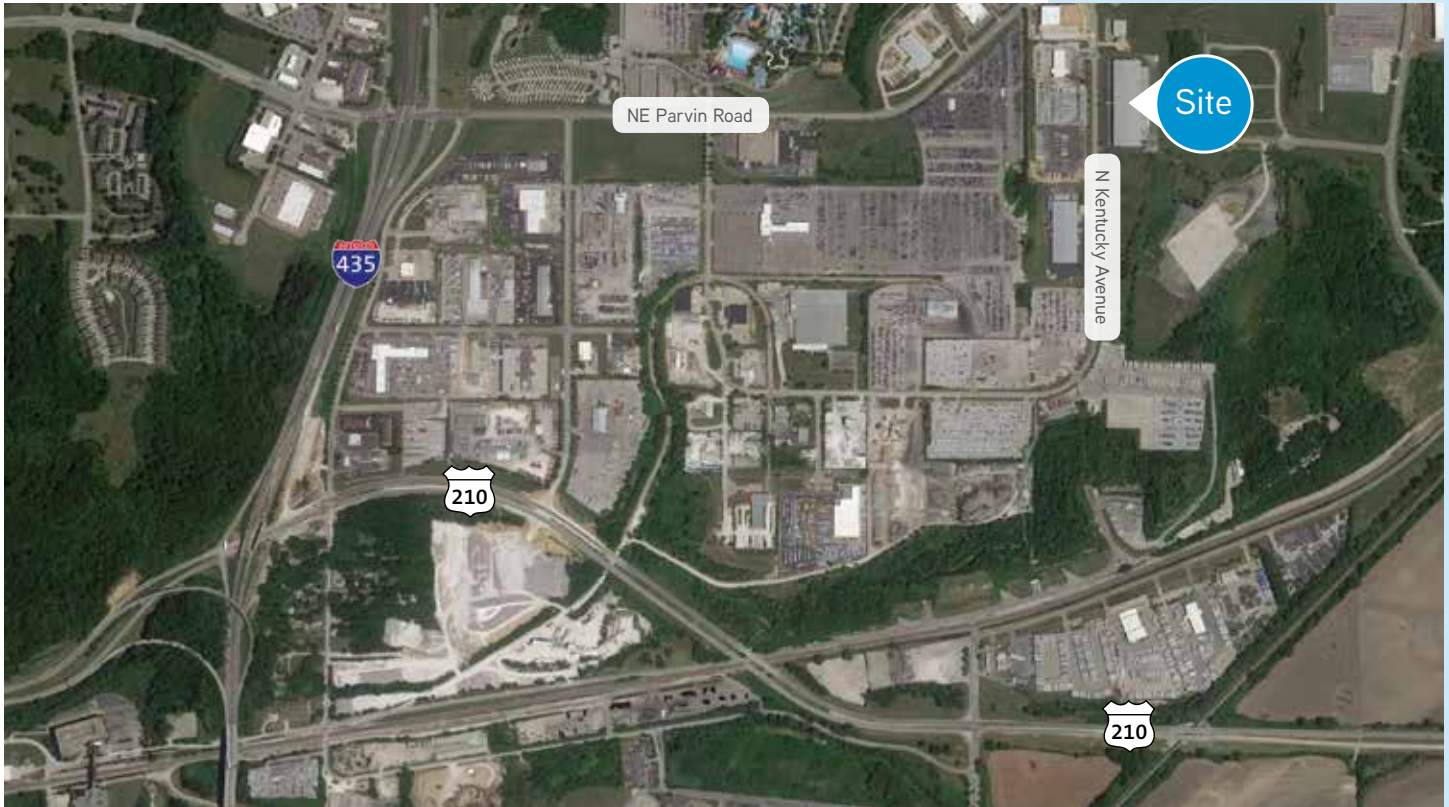
JOHN STAFFORD SIOR
+1 816 556 1184
Kansas City, MO
john.stafford@colliers.com



FOR LEASE > DISTRIBUTION/WAREHOUSE

4121 N Kentucky Avenue

KANSAS CITY, MISSOURI



DOUG HEDRICK SIOR, CCIM
+1 816 556 1136
Kansas City, MO
doug.hedrick@colliers.com

JOHN STAFFORD SIOR
+1 816 556 1184
Kansas City, MO
john.stafford@colliers.com

COLLIERS INTERNATIONAL
4520 Main Street, Suite 1000
Kansas City, MO 64111
www.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2017. All rights reserved.

