

Industrial Building For Sale or Lease

1780 Buckner Tarsney Road
Grain Valley, Missouri



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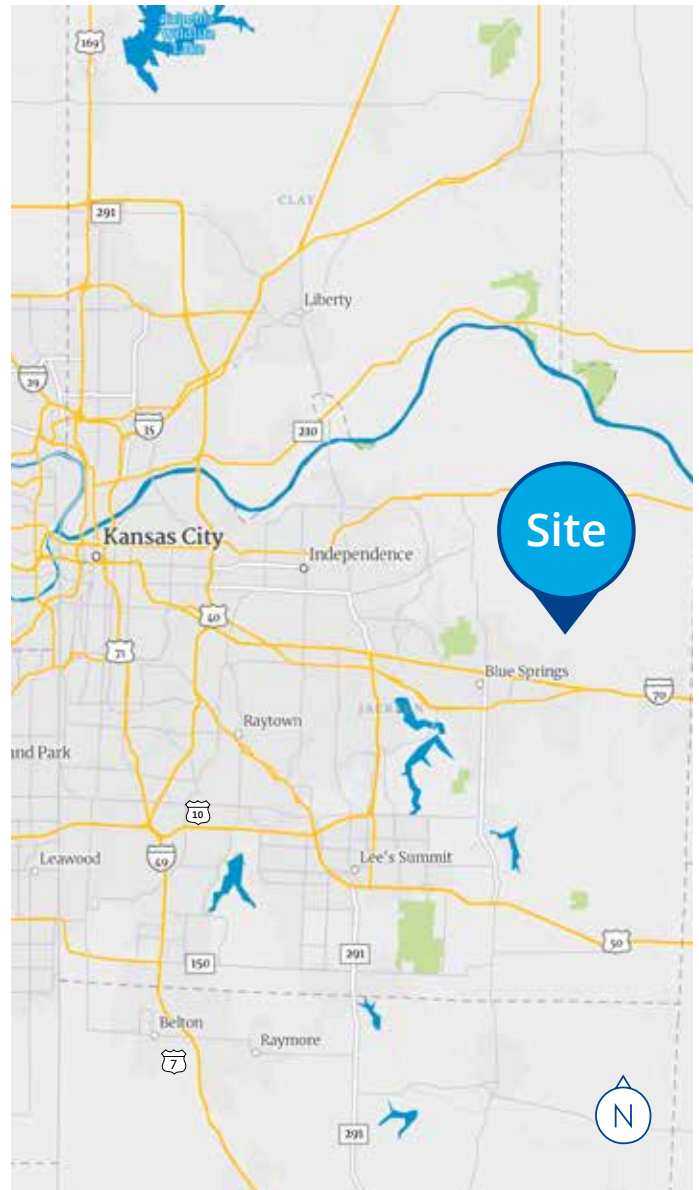
Accelerating success.

For Sale or Lease

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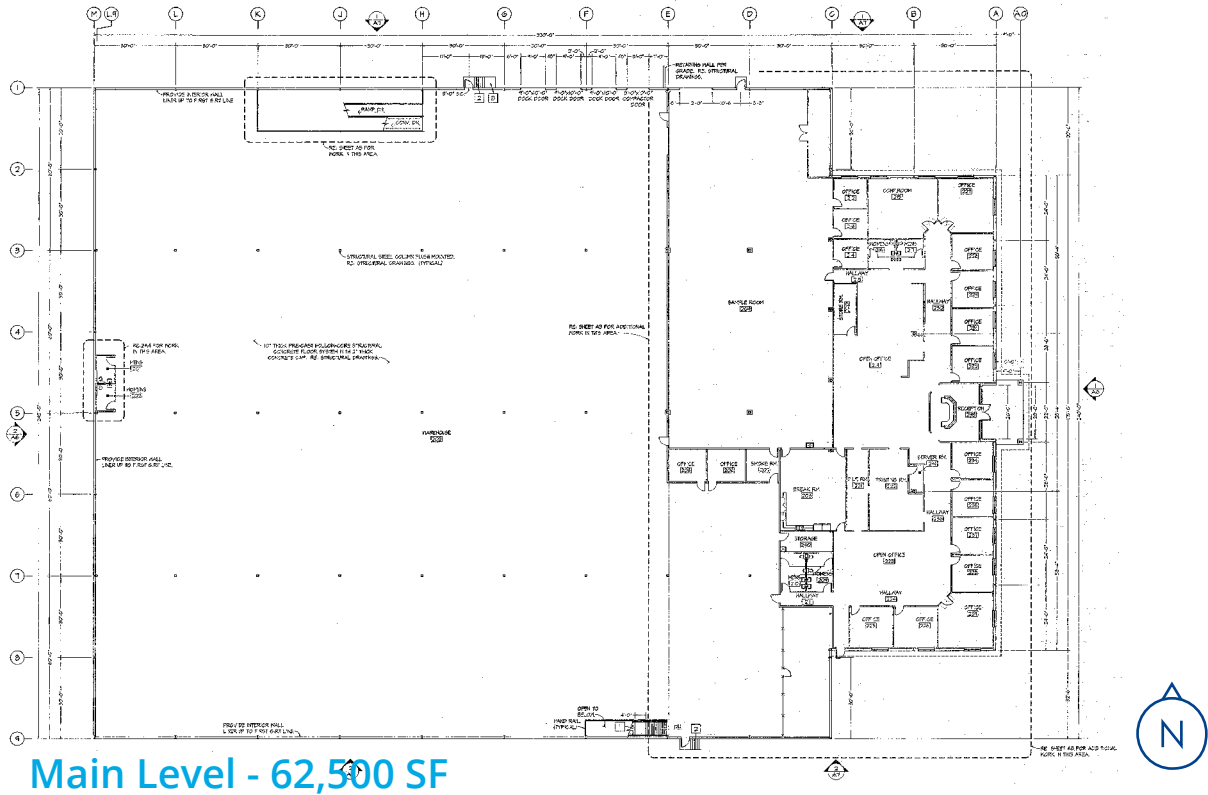
Property Features

| | |
|-------------------------|---|
| Building Size: | 112,500 SF |
| Available Space: | Divisible to 62,500 SF (upper level) |
| Office Area: | 12,000 SF |
| Warehouse Area: | 112,500 SF (two-story) |
| Loading Doors: | 7 dock-high; 1 drive-in |
| Clear Height: | 11'-14' |
| Power: | 800 amp; 480v; 3-phase |
| Sprinkler: | Wet |
| HVAC: | Fully air-conditioned warehouse |
| Lease Rate: | <ul style="list-style-type: none">\$4.75 PSF, netTaxes: est. \$1.02 PSFInsurance: est. \$0.20 PSF |
| Sale Price: | \$5,875,000 (\$52 PSF) |

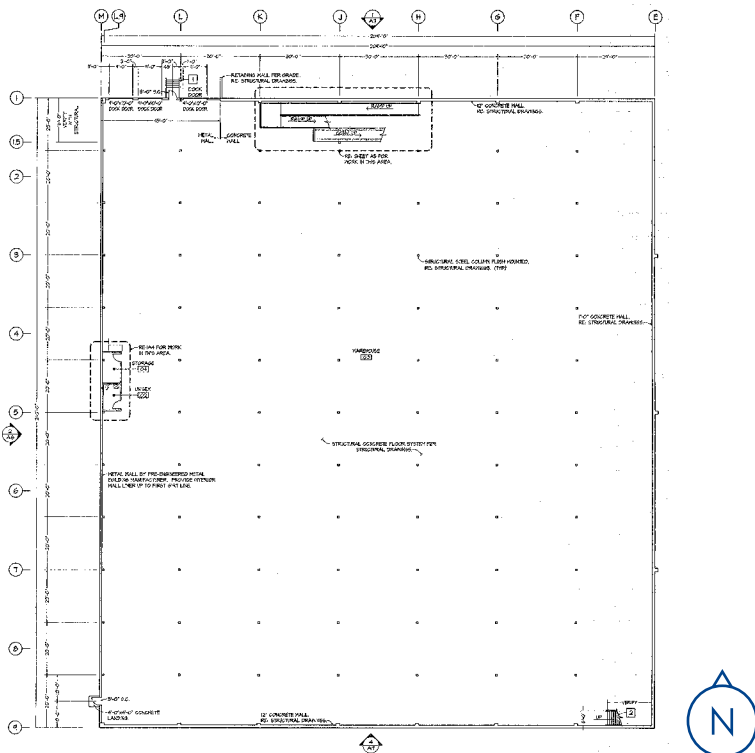


Floor Plan

1780 Buckner Tarsney Road



Main Level - 62,500 SF



Lower Level - 50,000 SF

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